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**IN THE SUPREME COURT OF INDIA  
CIVIL ORIGINAL JURISDICTION**

IA No. 145179 of 2019

In

Writ Petition (civil) No. 188 of 2004

**In the Matter of :**

M/S RAIGANJ CONSUMER FORUM

.... Petitioner

Versus

UNION OF INDIA & ORS.

.... Respondents

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Filed on:

Filed by:

(SURUCHII AGGARWAL)  
Advocate for the Applicant-Committee - GFIL

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**PROPOSED ISSUES IN THE MATTER OF  
PUNJAB SURPLUS LANDS**

**RESPECTFULLY SHOWETH**

1. Vide order dated 25.9.2019 the Hon'ble Court directed the counsel for the parties to cull out the issues involved in the matter and submit proposed issues.
2. The Committee proposes the following issues which require attention of the Hon'ble Court:
  - a. Whether the investors with whose money the company purchased the lands be deprived of their rights by the state by taking away properties of the companies?

The investor was described as "Unit Holder". The money was invested by investors as Security for Development and Maintenance of the particular unit of lands.
  - b. Whether the state can permit a company to purchase the land in excess of permissible area and later declare the same to be surplus being beyond permissible area?

Section 12 of Punjab Land Reform Act is as under:

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“(1) Notwithstanding anything to the contrary in any law, custom, usage, contract or agreement, from and after the commencement of this Act, no person, whether as landowner or tenant, shall acquire or possess by transfer, exchange, lease, agreement or settlement any land, which with or without the land already owned, or held by him, in the aggregate, exceeds the permissible area:

Provided that nothing in this section shall apply to land held by a co-operative society if the land owned or held by an individual member of the society, together with his share in the land held by such a society does not exceed the permissible area.

(2) Any transfer, exchange, lease, agreement or settlement made in contravention of the provisions of sub-section (1) shall be null and void.”

- c. Whether Collector was justified in determining permissible area without first determining the quality of land for the purpose of converting the same into first quality land?

Copy of the order dated 20.10.2000 passed by Collector (Agrarian) is annexed as **ANNEXURE A-1**.

- d. Whether the Financial Commissioner was justified in ignoring the 2011 amendment to the main Act made applicable retrospectively w.e.f. appointed day i.e. enforcement of Act on 24.1.1971 and not extending benefit to the company?

A large chunk of land in Tehsil Derabassi were put to non agricultural use and a township was developed on that land by building no. of residential and commercial buildings,

roads with street lights, school, hotel, temple and other buildings. The amendment may take considerable lands belonging to the Company outside the purview of the Act as the lands had constructions thereon, which were raised during the period 1995-1998. There is no doubt that the lands were acquired for and put to non-agricultural use. A chart of built up lands is annexed here with as **ANNEXURE A-2** and village wise map showing location of lands with khasra numbers are annexed as **ANNEXURE A-3 (Colly.)**

The company got the built up lands in Tehsil Derabassi evaluated in June 1998 which shows a huge amount was incurred on construction. Copy of evaluation report of constructed area is annexure as **ANNEXURE A-4**.

- e. Whether the No Objection Certificate for construction issued by the then competent authority i.e 'Punjab Housing and Urban Development Board' to the company M/s Golden Tourists and Resort Limited is a valid NOC.

The Committee found NOC dated 24.5.1995 issued by the then authority 'Punjab Housing and Urban Development Board' SAS Nagar in favour of one of the group company M/s Golden Tourists and Resort Limited. Committee placed it before the Financial Commissioner Punjab who did not accept it citing reason that it was not placed before Collector Agrarian. Copy of the letter and its English translation are annexed as **ANNEXURE A-5**.

- f. Whether in a residential/commercial complex or a township only wall to wall construction is considered built up area or the

entire complex having streets, garden, play ground and precincts are also considered to be a part of built up area?

The state of Punjab has before the Financial Commissioner as well as before Punjab and Haryana High Court has taken the stand that the entire area as claimed by the Committee is not constructed.

g. Whether the Punjab Land Reform Act is applicable to the Agro Forestry concern?

M/S Golden Forests (India) Limited was allotted Industrial Classification Code "05" by Reserve Bank of India for carrying on business of Agro Forestry. Copy of the allotment letter issued in July 1989 by Reserve Bank of India to the company M/s Golden forest (India) limited is annexed as **ANNEXURE A-6**.

3. It is prayed that the issues mentioned above may please be taken on record.

New Delhi  
Date:

Suruchii Aggarwal  
Advocate  
Counsel for Applicant- Committee – GFIL  
(Appointed by Hon'ble Supreme Court of India)

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ANNEXURE A-1

IN THE COURT OF SH. SHER SINGH SIDHU, PCS, COLLECTOR  
AGRARIAN, PATIALA.

NO. 42

Date of Institution

State of Punjab

Versus

1. Golden Tourist Resorts and Developer
2. Golden Project Limited.
3. Golden Forests (India) Limited.

Present: Naib Tehsildar, Agrarian, Patiala.

ORDER:

Collector, Agrarian Rajpura determined the surplus area of the above mentioned companies vide his order dated 18.8.98. He clubbed all the three companies as one and allowed permeable area equal to the permissible limited allowed to be owned by one person. These orders were reviewed as per orders of the Addl. Commissioner (Appeals) Patiala Division dated 24.6.99. For determining the surplus area case of these companies a notice was issued to them to appear before this court and on their coming present they were directed to file return of the land occupied by them but inspite of giving many opportunities, the companies have failed to file any return. During the hearing of the case it came to the notice of the court that these companies are in occupation of the land in other districts of the State. All Deputy Commissioner of the State were requested to give information of the lands owned by these companies in their respective districts. Deputy Commissioner, Faridkot, Bhatinda, Fatehgarh Sahib, Nawan Shahr and Mansa informed that there was no agriculture land owned by these companies in their district. Deputy Commissioner, Roopnagar informed that one of

these company M/s Golden Forest (India) limited owned 3680 kanal land in village Shakhpur Hadbast No. 492 Tehsil Anandpur Sahib. Naib Tehsildar, Agrarian made a statement on 23.9.2000 that the case has been pending for a long time and information from other districts has not been received, so it will be better if the surplus area of these companies is decided with a stipulation that if any of these companies owns any land in other district of the Punjab or other Tehsils of Patiala District that will be deemed to be in the surplus pool. He stated that these companies may not further sell the land, so the case may be decided at the earliest.

The case has been ordered to be reviewed by the Addl. Commissioner (Appeals) Patiala with the direction that the these companies came under the definition of "Person" individually and in case they are not subservient companies of M/s Golden Forest India Limited. These companies were summoned for determination of the case denovo and they appeared and requested for adjournments to file returns of land owned by them, but none of these companies has filed the return.

The basic point for determination is regarding status of the three companies. It has to be decided at the outset as to whether these companies are to be clubbed together and treated as one person and allowed permissible area accordingly or on the other hand they are to be treated as three individuals persons and surplus area case of each one of them is to be decided independently by allowing each company permissible area equal to permissibility to one person. As per the record already available on file one of these three companies, the Golden Forest company is Registered as company No.7310 dated

6.3.87 by the Registrar of Companies. Golden Tourist Resorts and Developers is registered at company No. 06-11636 dated 23.95 and the third company Golden Projects Limited is registered a company No. 15-11812 of 1996 on 4.1.96. According to the definition of 'person' in Section 3 of the Punjab Land reforms Act person includes a company family, association or other body of individuals whether incorporated or not and any institution capable of holding property. As per this definition it is clear that these three companies are individuals persons and every company is entitled to permissible area admissible to one person. So a separate permissible area is to be calculated for every company. The land owned by these company separately is as under, accordingly permissible area is determined as follows:-

1) M/s Golden Forests India Limited: The company owns 7953 bighas 1 biswa i.e. 1656 acre land in Dera Bassi Sub Division and 3680 kanal i.e. 460 acre in village Shekhpur Tehsil Anandpur Sahib Distt. Roopnagar. The permissible area allowed is 7 hectares first quality land and the company is allowed to retain this area in village Jharmari. The land is barani, so the company is entitled to  $7 \times 100/34 = 20.59$  hectares, when converted into bighas it comes to  $20.59 \times 1000 = 245$  bighas 2 biswas. This company's permissible area is determined in Village Jharmari as per Annexure 'A'. The balance land owned by this Company in Village Jharmari and in other villages falling in Dera Bassi Sub Division and Anandpur Sahib Tehsil is declared surplus as per Annexure 'B'.

(2) Golden Tourist Resorts and Developers Limited: This Company owns 893 Bigha 15 Biswas land in Dera Bassi Sub



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Division and the permissible area is 7 Hectares of 1st quality land which is allowed in village Kurli and Meerpur where the land is 'Barani'. The permissible area is as per Annexure 'C'. The balance area is declared surplus as per Annexure 'D'.

3. Golden Projects Limited: This company owns 302 Bigha 14 biswas land as per detail below. As the information regarding land owned by this company is as under:-

Name of Village	Area	Kind of land
Kurli	57B-8B	Barani
Sanouli	219B-9B	Chahi Salab, Nehri and Gair mumkin
Batouli	25B-19 B	

63 Acres or 21.93 Hectares out of this chahi land is 6.47 hectares barani, slab Dakar is 6.46 Hectares, so permissible area is allowed in village Sanouli 6.47 Hectares of chahi land and 0.43 hectares barani land in the same village is determined as permissible area. The remaining 5.93 hectares barani, Dakar Salab land in village Kurli, Sanouli and Batouli is declared surplus. Information from Amritsar, Ferozepur, Gurdaspur, Hoshiarpur, Jalandhar, Ludhiana, Moga, Muktsar, Sangrur, Kapurthala and Naha, Patiala, Samana Sub Divisions of Patiala District has not been received so far, so any land which have not come to light, but is later on detected anywhere in Punjab will go to the surplus pool.

Announced. The file be consigned to record room after due compliance.

Collector, Agrarian,  
Sub Divn. Derabassi

Dated: 20.10.2000

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## ANNEXURE 'A'

Permissible Area of M/s Golden Forest India Limited in village  
Jharmari Tehsil Derabassi

Khasra No.	Area
112	2-10
113	3-14
114	3-14
115	3-14
116	3-10
117	4-00
118	4-00
119	4-00
120	4-00
121	4-06
122	3-02
123	4-00
124	4-00
125	4-00
126	4-00
127	4-00
128	4-06
129	3-14
130	5-18
290	4-00
291	4-00
292	4-00
293	4-00
297	4-00
298	4-00
299	4-00
300	4-00

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-2-

Khasra No.	Area
301	4-00
302	4-00
303	4-00
304	4-00
305	4-00
306	4-00
327	4-00
328	4-00
329	4-00
330	4-00
67	2-17
68	2-00
69	4-00
70	4-00
71	4-00
72	4-00
73	4-00
74	4-00
75	4-00
76	4-00
1092/224	2-01
225	4-00
234	4-00
235	4-00
236	4-00
237	4-00
238	4-00
239	4-00
240	4-00
241	4-00

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-3-

Khasra No.	Area
185	5-14
186	4-00
187	2-10
188	4-00
189	5-02
190 min	2-10

Total 245 - 02

Bighas Biswas

Sd/- Collector Agrarian,  
Dera Bassi (Patiala).

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## ANNEXURE 'B'

Surplus area in the hands of M/s Golden Forest (India) Limited

S.NO.	Name of village	Area	Kind of land	
		B	B	
=====				
===				
1.	Togapur	203	17	Chahi, Rousli
2.	Agahanpur	42	19	Rousli
3.	Jastana Khurd	10	17	"
4.	Malakpur	455	7	"
5.	Mianpur	46	12	"
6.	Jola Kalan	611	00	"
7.	Jola Khud	69	18	"
8.	Mukandpur	7	12	Rousli & Bhud
9.	Rampur Bahal	26	11	Chahi,
	Rousli,Bhud			
10.	Fatehpur	9	5	Rousli
11.	Samgouli	920	6	Rousli
12.	Kheeri Gujran	8	12	Barani
13.	Bijanpur	256	11	Barani
14.	Jandoli	46	9	Rousli
15.	Kurli	206	00	Barani
16.	Chandheri	35	8	Rousli
17.	Pir Machhala	181	2	Chahi, Gairmukin
18.	Ramgarh & Rurki	17	19	Barani
19.	Nirpura	312	00	Barani
20.	Batauli	395	17	Barani
21.	Jaraut	955	9	Chahi, Barani
22.	Kurli	639	13	Rousli
23.	Jharmari	1228	16	
24.	Sanghotha	260	06	Rousli
25.	Batauli	406	11	"

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-2-

- |     |                  |      |       |              |
|-----|------------------|------|-------|--------------|
| 26. | Banghatha        | 553  | 10    | Chahi Barani |
| 27. | Shakhpura tehsil | 3680 | Kanal |              |
|     | Anandpur Sahib   |      |       |              |

Sd/-  
Collector, Agrarian  
Derabassi (Patiala)

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## ANNEXURE 'C'

Permissible Area of M/s Golden Tourist Resort and Developer  
Limited in Village Kurli Tehsil Derabassi.

Khasra No.	Area
714/ 394	0-14
396	4-07
397	4-12
398	4-00
399	4-00
400	4-00
402/2	0-06
402/1	4-14
403/2	2-18
395	4-00
708/ 389	1-06
383	5-00
384	4-00
702/385	1-06
390	4-00
391	4-00
222	2-10
805/310	1-01
465	5-04
457	4-00
452	5-00
453	4-00
451	5-00
453	4-00

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-2-

Khasra No.	Area
466	4-00
467	4-00
458	4-00
459	4-00
460	4-00
463	4-00
464	4-00
469	4-00
468	4-00
430	4-00
448	5-00
438	4-00
441	4-00
442	4-00
445	4-00
446	4-00
439	4-00
440	4-00
443	4-00
475	5-01
549	4-00
550	4-00
450	5-00
493	105
494	5-03
495	2-00
496	2-00
497	2-00
498	2-00



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-3-

Khasra No.	Area
472	4-00
473	4-00
474	4-00
483	4-00
484	4-00
482	4-00
495	4-00
431	1-10
433	5-06
435	4-00
436	4-00
437	4-00
471	4-00
<hr/>	
Total	245 - 00
<hr/>	
Bighas	

Sd/- Collector, Agrarian  
Dera Bassi, (Patiala)

### SURPLUS AREA DECLARED

All the land standing in the names of Golden Forest (India) Limited and Golden Tourist Resorts and Developers Ltd. situate within the limits of Sub Tehsil Derabassi, Tehsil Rajpur, District Patiala in the following villages are declared surplus to vest in State Govt.

a) In the name of Golden Forest:

S.NO.	Name of village	Area		Kind of land
		B	B	
=====				
===				
1.	Togapur	203	17	Chahi, Rousli
2.	Agahanpur	42	19	Rousli
3.	Jastana Khurd	10	17	"
4.	Malakpur	455	7	"
5.	Mianpur	46	12	"
6.	Jola Kalan	611	2	"
7.	Jola Khud	69	18	"
8.	Mukandpur	7	12	Rousli & Bhud
9.	Rampur Bahal	26	11	Chahi,
	Rousli,Bhud			
10.	Fatehpur	9	5	Rousli
11.	Samgouli	920	6	Rousli
12.	Kheeri Gujran	8	12	Barani
13.	Bijanpur	256	11	Barani
14.	Jandoli	46	9	Rousli
15.	Kurli	206	00	Barani
16.	Chandheri	35	8	Rousli
17.	Pir Machhala	181	2	Chahi, Gairmukin
18.	Ramgarh & Rurki	17	19	Barani
19.	Nirpura	312	00	Barani
20.	Batauli	395	17	Barani
21.	Jaraut	955	9	Chahi, Barani
22.	Kurli	639	13	Rousli
23.	Jharmari	1273	18	Barani
24.	Sanghotha	260	06	Rousli
25.	Batauli	406	11	"
26.	Banghotha	553	10	Chahi Barani
Total		7953 - 1	1656 Acre	

b) In the name of Golden Tourist Resorts & Developers Ltd.

1.	Kurli	206-00	Barani
2.	Mirpur	111-07	"

(Continue On page-2)

Sd/-

Sub Divisional Magistrate  
-Cum-  
Collector, Agrarian, Rajpura.

## Appendix

(Continue Page-2)

Continued land in the name of Golden Tourist Resorts and  
Developer Limited.

- |    |          |                      |
|----|----------|----------------------|
| 3. | Jaraut   | 135-2 Rousli/Barani  |
| 4. | Samgotha | 308-9 Dakr           |
| 5. | Jharmari | 132-17 Chahi, Barani |

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Total 893-15	186 Acre
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Sd/-Sub Divisional Magistrate,  
-cum-  
Collector Agrarian,  
Rajpura.

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## APPENDIX-

Statement showing permissible area/ surplus area of M/s Golden Project Ltd.

	Village	<u>Area</u> B - B	Kind of land
1.	Kurli	576 6	Barani
2.	Sanauli	219 9	Chahi, Salab, Nahri & G. Mumkin
3.	Batauli	25 19	Dakar, Rosli
	Total	302 14	

In acres 63-0-0

In Hectares 12.93

(Chahi 6.47 Barani Sailab Dakar 6.46)

Total area 12.93 Hectare

Permissible Area 7.00 Hectare

Surplus Area 5.93 Hectare

Note: 6.47 Hectare chahi land & village Sanauli and 0.43 barani land of village sanauli is declared as permissible area.

Remaining 5.93 barani Dakar Sailab land in village Kurli, Sanauli and Batoli is hereby declared surplus.

Sd/- Collector (Agrarian)  
Rajpura.

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ANNEXURE 'I'

Surplus area in the hands of Golden Tourist Resorts and Developer Limited

Sr.No.	Name of Village	<u>Area</u>	Kind of land	
			B - B	
1.	Mirpur	111-07		Barani
2.	Jarout	135-02		Rousli/ Barani
3.	Samgotha	308-9	Dakr	
4.	Jharmari	132-17		Chahi, Barani

Sd/- Collector , Agrarian,  
Dera Bassi (Patiala).

ANNEXURE-A 2  
(Colly)

**SUMMARY OF BUILT-UP PROPERTIES  
INCLUDING LANDS APPURTENANT TO MINI TOWNSHIP**  
(Never put to agricultural use by Golden Group of Companies)

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Sl. No	Village	Property Name	Property No.	Area (In Killa)
1	Jharmari	Central Office Building	1	32.21
2.	Jharmari	Hotel (Behind Central Office Building)	2	19.25
3.	Jharmari	Buildings (Behind Hotel)	3	29.11
4.	Jharmari	Appurtenant Land (Opp. Central Office Building)	4	80.37
5.	Jharmari	Fast Food Restaurant (Adjacent to Central Office Building)	12	1.50
6.	Jharmari	School Building	5	16.00
7.	Jharmari	Appurtenant Land (Adjacent to School)	6	12.25
8.	Jharmari	Appurtenant Land under private roads	13	6.43
Total (Village Jharmari) =				197.12
9.	Jarout	10 Residential & 2 Office Buildings	7	25.68
Total (Village Jarout) =				25.68
10.	Kurli	Tourist Resort – Drive In-22	8	43.25
11.	Kurli	Appurtenant Land (Adjacent to Tourist Resort-Drive In-22)	9	57.70
12.	Kurli	Appurtenant Land (near Tourist Resort-Drive In-22)	10	9.26
13.	Kurli	Appurtenant Land (near Tourist Resort-Drive In-22)	11	1.39
Total (Village Kurli) =				111.60
14.	Peermuchhala	Appurtenant Land adjoining Sector-20, Panchkula	14.	34.33
Total (Village Peermuchhala) =				34.33

Total Area = 365.73 Killa

**Description of Property No.1**

Central Office Building, Roads, Temple, and open area, Bounded by Hotel, NH22, Govt. Road, 100 ft. wide private Road, Area: 128 Bigha 17 Biswa equivalent to 32.2125 Killa situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

This property bears Khewat No.93, Khatauni No. 291, Khasra Nos. 284(4-0), 287(4-0), 290(4-0), 291(4-0), 292(4-0), 293(4-0), 285(4-0), 286(4-0); Khewat No.36, Khatauni No.183, Khasra Nos.334(4-0), 335(3-19); Khewat Nos.38, 39, Khatauni No.185, 186, Khasra Nos.324(4-14), 325(4-0), 326(4-0), 327(4-0), 328(4-0), 329(4-0), 330(4-0), 331(4-0), 332(4-0), 333(6-7), Khewat No. 4, Khatauni No. 6, Khasra Nos. 315(3-2), 316(4-0), 317(4-0), 318(3-2), Khewat No. 4, Khewat No. 16, Khatauni No. 65, Khasra Nos. 337(3-14), 338(4-18) is owned by M/s Golden Health Care Private Limited; and as described in the Jamabandi for the year 2007-08 and 2/3<sup>rd</sup> of Khewat No.16, Khatauni No. 65, Khasra Nos. 339(5-19), 340(4-0) as per Jamabandi for the year 1997-1998 equivalent to (6-12.5), Khewat No. 76, Khatauni No. 304, Khasra Nos. 283(4-0), 288(4-0), 289(4-0) & 294(4-0) equivalent to (10-13).

**Description of Property No.2**

Hotel behind Central Office, Semi Constructed Hotel with 85 rooms (Approx.) and open Areas, Bounded by: road, Central Office Building, Govt. Road, 100 ft wide private road, Area Approx.19.25 Killa (77 Bigha & 0 Biswa) situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

This property bears (1) Khewat No.93, Khatauni No. 291, Khasra Nos.311(3-2), 312(4-0), 297(4-0), 298(4-0); (2) Khewat No.11, Khatauni No.37, Khasra Nos.300(4-0), 301(4-0), 302(4-0), 303(4-0); (3) Khewat No.11, Khatauni No.38, Khasra Nos. 1259/1260/308(4-0), 1261/1262/309(4-0); (4) Khewat No.11, Khatauni No.39, Khasra Nos.306(4-0), 307(4-0); (5) Khewat No.11, Khatauni No.40, Khasra Nos.304(4-0), 305(4-0), 299(4-0); and (6) Khewat No.11, Khatauni No.42, Khasra No.1201/310(2-17); is owned by Golden Forests (India) Limited as described in the Jamabandi for the year 2004-05 and (7) Khewat No. 93, Khatauni No. 291, Khasra Nos. 313(4-0), 314(3-2) as described in the Jamabandi for the year 2007-08 and 2/3<sup>rd</sup> of Khewat 76, Khatauni 304, Khasra Nos. 296(4-0) as per Jamabandi for the year 1997-98 equivalent to (2-13), 2/3<sup>rd</sup> of Khewat No.77, Khatauni 305, Khasra Nos. 236(4-0), 237(4-0) as per Jamabandi for the year 1997-98 equivalent to (5-6).



**Description of Property No.3**

Buildings behind Semi constructed Hotel; consisting of Farm House, 2-Storeyed building, Automobile shed, vehicle washing station, vehicle workshop, rest room and open lands. Area Approx. 29.11 Killa (116 Bigha & 9 Biswa), situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

This property bears (1) Khewat No.15, Khatauni No.62, Khasra Nos. 132(3-6), 133(2-12) equivalent to (5-18) and  $2/3^{\text{rd}}$  of 131(4-14), 134(4-0), 135(4-0), 136(4-0) equivalent to (11-2.5) (2) Khewat No.21, Khatauni No.70, Khasra Nos.212(3-2), 213(4-0), 216(4-0), 217(4-0), 220(4-0), 215/1(2-0); (3)  $2/3^{\text{rd}}$  of Khewat No.21, Khatauni No.71, Khasra Nos.204(4-0), 1090/223(2-0) equivalent to (4-0); (4) Khewat No.23, Khatauni No.73, Khasra No.205 MIN(3-0), 207(2-0), 208 MIN(2-0), 209(4-0), 214(2-0), 218(4-0), 219(4-0), 222(1-14), 211/2/2(2-2), 1104/206(2-0); and  $2/3^{\text{rd}}$  of 1089/223(1-0) equivalent to (0-13), (5) Khewat No.23, Khatauni No.74, Khasra No.205 MIN(1-0), 208 MIN(2-0), 214(2-0), 222MIN(2-6), 207(2-0), 1104/206(1-19) and  $2/3^{\text{rd}}$  of 1089/223 MIN (1-0) equivalent to (0-13); (6)  $2/3^{\text{rd}}$  of Khewat No.23, Khatauni No.75, Khasra No.1091/224(1-19) equivalent to (1-6); (7) Khewat No.25, Khatauni No.84, Khasra Nos.146(4-0), 147(4-0), 1255/145/1(0-3); (8) Khewat No.25, Khatauni No.93, Khasra Nos. 144(2-6), 1254/145(2-0); (9) Khewat No.25, Khatauni No.99, Khasra Nos.140(4-0) and  $2/3^{\text{rd}}$  of 1197/137((1-9) equivalent to (0-19); (10) Khewat No.25, Khatauni No.107, Khasra No.1096/142(2-12); (11) Khewat No.25, Khatauni No.112, Khasra Nos. 139(4-0), 1195/142(2-12) &  $2/3^{\text{rd}}$  of 138(2-18) equivalent to (1-18.5), and (12)  $2/3^{\text{rd}}$  of Khewat No.94, Khatauni No.292, Khasra Nos.185(5-14), 1092/224(2-1) equivalent to (5-3) is owned by Golden Forests (India) Limited as described in the Jamabandi for the year 2004-05.

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**Description of Property No. 4**

It is in the form of land opposite Central Office Building, to the left side of 100 ft. wide private Road, Area: 321 Bigha - 10 Biswa equivalent to 80.375 Killa situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

The detail of property as per Jamabandi for the year 1997-98:

Khewat No.	Khatoni No.	Owner Company	Khasra No.	Bigha	Biswa
77	305	GFIL	186	4	0
			187	2	10
			189	5	2
			190	5	2
			191	5	2
			192	4	0
			194	3	14
4	5	GTRDL	195	3	14
			1102/196	3	19
4	10	GTRDL	197	4	0
			198Min	1	18
4	5	GTRDL	198Min	1	7
4	10	GTRDL	198Min	0	9
4	11	GFIL	1257/58/199	3	14
10	37	GFIL	200	4	14
			201Min	2	2
			201Min	1	18
10	39	GFIL	202	5	10
10	40	GFIL	203Min	1	18
10	39	GFIL	203Min	2	2
10	40	GFIL	225	4	0
77	305	GFIL			

Contd. Property No.4

Khewat No.	Khatoni No.	Owner Company	Khasra No.	Bigha	Biswa
36	187	GFIL	226	4	0
			227	4	0
			228	3	0
			229	4	0
			230	4	0
			231	4	0
			232	3	14
			233	4	0
77	305	GFIL	234	4	0
			235	4	0
			238	4	0
			239	4	0
			240	4	0
			241	4	0
			242	3	14
36	187	GFIL			
76	304	GTRDL	251	6	6
			252	5	2
			253	4	8
			254	2	9
			255	4	0
			256	4	0
			257	4	0
			258	4	0
			259	4	0
			260	4	0
			261	4	0
			262	4	0
			263	4	0
			264	4	0

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Contd. Property No.4

Khewat No.	Khatoni No.	Owner Company	Khasra No.	Bigha	Biswa			
76	304	GTRDL	265	4	0			
			266	4	0			
			267	4	0			
			268	4	0			
			269	4	0			
			270	4	0			
			271	4	0			
			272	4	0			
			273	4	0			
			274	4	0			
			275	4	0			
			276	4	0			
			277	4	0			
			278	4	0			
			279	4	0			
			280	4	0			
			281	4	0			
			282	4	0			
			295	4	0			
			16	65	GTRDL	341	4	0
342	6	1						
343	5	18						
344	4	0						
345	4	0						
346	5	14						
347	5	9						
348	4	0						
349	4	0						
350	4	0						
351	4	0						
352	2	0						
353	5	0						
16	66							
16	65							

Total Area: 321 Bigha – 10 Biswa

**Description of Property No. 5** (Sold by the Committee-GFIL)

School Building with Hostel, Science Block, Theatre, Canteen, Play Grounds, Parking Area, Metalled Road & Street Light, ideally situated 10 Kms from Ambala and abutting on Chandigarh - Ambala - NH 22, Area: Approx. 16 Killa & 3 Bigha situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh, NH22, 36 Km from Chandigarh and 12 Km from Ambala.

This property bears: (1) Khewat No. 45, Khatoni No. 195, Khasra Nos. 112Min (2-11), 115Min (1-17), 121Min(2-3), 123(1-10), 124(4-0), 122Min(1-11), Kitte 6, 13 Bigha-12 Biswa, (2) Khewat No.45, Khatoni No. 197, Khasra Nos. 119(2-0), 120(4-0), 123Min(2-10), 113(3-14), Kitte 4, 12 Bigha - 4 Biswa, (3) Khewat No. 45, Khatoni No.200, Khasra Nos. 115Min(1-17), 116(3-10), 117(4-0), 126(4-0), 127(4-0) Kitte 5, 17 Bigha - 7 Biswa (4) Khewat No.45, Khatoni No.205, Khasra Nos. 112Min(2-10), 114(3-14), 118(4-0), 119Min(2-0), 121Min(2-3), 122Min(1-11), 125(4-0), 128Min(4-6) Kitte 8, 24Bigha - 4 Biswa and (5) Khewat No.15, Khatoni No. 62, Khasra Nos. 129(3-14), 130(5-18), Kitte 2, 9 Bigha - 12 Biswa, total Kitte 25, total area 16 Killa & 3 Biswa (76 Bigha 19 Biswa), as described in the Jamabandi for the year 2007-2008.

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**Description of Property No. 6** (Sold by the Committee-GFIL)

It is in the form of land adjacent to School and situated 10 Kms from Ambala and abutting on Chandigarh - Ambala - NH 22 in village Jharmari, Hadbast No.159, Tehsil Dera Bassi, Distt. Mohali, Area.49 bigha (or 12.25 Killa).

The land bears Khewat No.94 Khatauni No.292 Khasra Nos.67(2-17), 68(2-0), 69(4-0), 70(4-0), 71(4-0), 72(4-0), 73(4-0), 74(4-0), 75(4-0) & 76(4-0), Kitta 10 measuring 36 bigha & 17 biswa and Khewat No.27, Khatauni No.106, 321/422 share in Khasra Nos.82(4-0), 83(4-0), 88(4-0) and 77(4-0), Kitta 4 measuring 16 bigha, of which 321/422 share works out to be 12 bigha and 3 biswa, total area 49 bigha is owned by Golden Forests (India) Limited, as described in the Jamabandi for the year 2007-2008

**Description of Property No.7**

10 Residential & 2 Office Buildings, 7 buildings are on the left of the main road & 5 buildings on the right side of the main road, 3 storey building with internal roads and open spaces, Area: Approx. 25.68 Killa situated at Village Jaraut, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, about 2 Km from Ambala-Chandigarh NH-22, about 38 Km from Chandigarh and 14 Km from Ambala.

This property bears Khewat No.193, Khatauni No.301, Khasra Nos. 2260/1568(2-0), 2262/1569(2-0), 2263/1570(2-0), 1571(5-16), 1572(4-0), 1573(4-0), 1574(4-0), 1575(3-2), 1577(4-0), 1578(6-4), 1579(4-0), 1580(2-0), 1604(2-4), 1605(4-0), 1606(4-0), 2267/2268/1607(4-0), 2268/2269/1608(4-0), 1609(4-0), 1610(2-4), 1611(2-4), 1612(4-0), 1613(2-4), 1623(2-7), 1624(5-4), 1625(3-4), 1626(2-0), 1627(4-0), 1628(5-2), 1631(3-10), 1634(1-10), is owned by Golden Forests (India) Limited as described in the Jamabandi for the year 2006-07.

**Description of Property No.8** (Sold by the Committee-GFIL).

Tourist Resort (Drive in 22) comprising Bar, Restaurant, Banquet Hall, Amusement Park, about 35 Huts, pond, Indoor games building, Parking Area (and internal) Roads, Bounded by Road and open fields, situated at Village Kurli, Tehsil Derabassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH-22, 36 km from Chandigarh and 12 km from Ambala (among other properties), Area 172 Bighas 19 Biswas or 43.25 Killa (or Acres).

The land comprised in (1) Khewat No.1, Khatauni No.3, Khasra Nos.404 (5-0), 405 (4-0), 406 (4-0), 407 (3-8), 408 (4-0), 409 (4-0), 410 (4-0), 411 (4-0), 412 (4-0), 413 (4-0), 414 (3-11), 415 (4-0), 416/1 (2-5), Kitte 13, area 50 Bighas 4 Biswas, (2) Khewat No.1, Khatauni No.4, Khasra Nos.416/2 (0-15), 417 (4-16), 418 (4-0), 419 (4-0), 420 (4-0), 421 (4-0), 422 (4-0), 423 (4-0), 424 (5-0) Kitte 9, area 34 Bighas 11 Biswas, and (3) Khewat No.49, Khatauni No.128, Khasra Nos.701/382 (3-6), 703/385 (2-14), 704/386 (1-14), 706/388 (1-14), 707/388 (2-6), 387 (2-17), 709/389 (2-14), 711/392 (2-14), 712/393 (1-14), 713/393 (2-1), 715/394 (1-8), Kitte 11, area 25 Bighas 2 Biswas, is owned by Golden Forests (India) Limited and (4) Khewat No.56, Khatauni No.151, Khasra Nos.700/382 (1-14), 383 (5-0), 384 (4-0), 702/385 (1-6), 708/389 (1-6), 390 (4-0), 391 (4-0), 710/392 (1-6), 714/394 (0-19), 395 (4-0), 396 (4-7), 397 (4-12), 398 (4-0), 399 (4-0), 400 (4-0), 401 (4-12), 402/1 (4-14), 402/2 (0-6), 403/1 (2-2), 403/2 (2-18), Kitte 20, area 63 Bighas 2 Biswas, is owned by Golden Tourist Resorts and Developers Limited, total area 172 Bighas 19 Biswas as per the Jamabandi for the year 2004-2005.



**Description of Property No.9**

It is in the form of land adjacent to the Tourist Resort Drive-in-22 and Bounded by Govt. Road, Fields & Tourist Resort Drive-in-22 its Area is Approx. 57.70 Kilia and situated at Village Kurli, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

The land bears:

Khewat No.	Khatoni No.	Khasra No.	Bigha	Biswa	Share	Bigha	Biswa
1	3	429min	1	5	Full	1	5
1	4	425	5	0			
		426	4	0			
		427	4	0			
		428	4	0			
		429min	2	15	Full	19	15
50	134	503	4	0			
		508	4	0			
		509	4	0			
		510	2	16			
		511	4	0			
		512	5	0			
		513	5	0			
		514	4	0	Full	32	16
41	116	430	4	0	Full	110	16
		434/2	2	16			
		438	4	0			
		439	4	0			
		440	4	0			
		441	4	0			
		442	4	0			
		443	4	0			
		445	4	0			
		446	4	0			

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Contd. Property No.9

Khewat No.	Khatoni No.	Khasra No.	Bigha	Biswa	Share	Bigha	Biswa
		448	5	0			
		450	5	0			
		451	5	0			
		452	5	0			
		453	4	0			
		454	4	0			
		455	4	0			
		457	4	0			
		458	4	0			
		459	4	0			
		460	4	0			
		463	4	0			
		464	4	0			
		465	4	0			
		466	4	0			
		469	4	0			
		470	4	0			
44	119	431	4	0	876/1096	21	8
		432	1	10			
		433	5	6			
		435	4	0			
		436	4	0			
		437	4	0			
		471	4	0			
40	115	444	4	0	Full	25	0
		447	4	0			
		449	5	0			
		456	4	0			
		461	4	0			
		462	4	0			

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Contd. Property No.9

Khewat No.	Khatoni No.	Khasra No.	Bigha	Biswa	Share	Bigha	Biswa
24	65	475	5	1	Full	5	1
24	70	476	4	16	870/890	4	14
24	74	472	4	0	916/1096	6	14
		473	4	0			
28	62	474	4	0	916/1096	3	7

230 16

57.7 Killa

As per the Jamabandi for the year 2004-05.

35

**Description of Property No.10**

It is in form of land touching National Highway and near Tourist Resort (Drive in 22) its approx. Area is 9.26 Killa and situated in Village Kurli, Tehsil Derabassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH-22, 36 km from Chandigarh and 12 km from Ambala.

The land comprised in Hadbast No.158, Khewat No.49, Khatauni No.128, Khasra Nos. 367 (4-16), 697/368(3-10), 369(4-13), 370(2-10), 371(4-10), 375(2-10), 376(4-0), 377(4-13), and 378(5-19), Kitta 9, area 37 Bighas 1 Biswas (or 9.26 Killa), is owned by Golden Forest (India) Limited as per the Jamabandi for the year 2004-2005.

**Description of Property No.11** (Sold by the Committee-GFIL).

It is in the form of land near Drive In-22 on National Highway-22 its Area has approx. 5 bigha 11 biswa (1.3875 Killa) and situated at Village Kurli, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

This property bears Khasra No.866/380/2 measuring 4 bigha 10 biswa as described in Khewat No.49 Khatauni No.128 in the Jamabandi of village Kurli, Hadbast No.158, Tehsil Dera Bassi, Distt. Mohali for the year 2004-2005 is owned by Golden Forests (India) Limited, and Khasra No.805/380 measuring 1 bigha 1 biswa described in Khewat No.56, Khatauni No.151 in the Jamabandi of Village Kurli, Hadbast No.158, Tehsil Dera Bassi, Distt. Mohali for the year 2004-2005 is owned by M/s. Golden Tourist Resorts and Developers Limited, which is a subsidiary/sister Company of the Golden Forests (India) Limited, Kitta 2 measuring 5 bigha 11 biswa.

**Description of Property No.12**

The Fast Food Restaurant adjacent to Central Office Building (Property No.1), having a Ropeway base installed on the building which goes upto Drive In-22 (Property No.8 in Village Kurli). Area: Approx. 6 Bigha 1 Biswa (1.5 Killa) situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH22, 36 Km from Chandigarh and 12 Km from Ambala.

The Property bears (1) Khewat No. 4, Khatauni No. 9, Khasra Nos. 1266/323(1-0), 1264/319(1-12), 322(4-0) its share 76/160 equivalent to (1-18) is owned by M/s Golden Tourist Resorts and Developers Private Limited; (2) Khewat No. 4, Khatauni No. 7, Khasra No. 1265/323(2-2) its share 9/42 equivalent to (0-9) is owned by the Golden Forests (India) Limited (3) Khewat No.4, Khatauni No.5, Khasra No.320(4-0) its share 128/160 equivalent to (3-4), 321/3Min(0-7), Area (3-11) (4) Khatauni No.10, Khasra Nos. 321/3Min(0-3), Area (0-3), is owned by Golden Tourist Resort and Developers Limited as per Jamabandi for the years 1997-1998 and Total Area: 6 Bigha 1 Biswa as per Jamabandi for the year 1997-1998.

**Description of Property No.13.**

To approach the properties Nos. 1 to 6, the Golden Group made 100ft. wide private common road running from National Highway between property Nos. 1 to 3 on the right side and Property Nos. 4 to 6 on the left side and other inner roads. This private road has been provided with Street lights and drainage system. The road is situated at Village Jharmari, Tehsil Dera Bassi, Distt. Mohali (Punjab) on Ambala-Chandigarh NH-22, 36 Km from Chandigarh and 12 Km from Ambala. Apart from this, a ropeway is also installed, in the Building – Fast Food Restaurant (Property No.12) which runs over the other properties of Golden Group. It is supported over a few huge iron pillars installed at some gaps. This ropeway ends at amusement park which is a part of Hotel Drive In-22 (Property No.8).

The common road consists of 1/3rd of (1) Khewat No.16, Khatauni No. 65, Khasra Nos. 339(5-19), 340(4-0) as per Jamabandi for the year 1997-1998 equivalent to (3-6.5), (2) Khewat No. 76, Khatauni No. 304, Khasra Nos. 283(4-0), 288(4-0), 289(4-0) & 294(4-0) equivalent to (5-7), (3) Khewat 76, Khatauni 304, Khasra Nos. 296(4-0) as per Jamabandi for the year 1997-98 equivalent to (1-7), (4) Khewat No.77, Khatauni 305, Khasra Nos. 236(4-0), 237(4-0) as per Jamabandi for the year 1997-98 equivalent to (2-14), (5) 131(4-14), 134(4-0), 135(4-0), 136(4-0) equivalent to (5-11.5), (6) Khewat No.21, Khatauni No.71, Khasra Nos.204(4-0), 1090/223(2-0) equivalent to (2-0); (7) 1089/223(1-0) equivalent to (0-7), (8) 1089/223 MIN (1-0) equivalent to (0-7); (9) Khewat No.23, Khatauni No.75, Khasra No.1091/224(1-19) equivalent to (0-13); (10) 1197/137((1-9) equivalent to (0-10); (11) 138(2-18) equivalent to (0-19.5), (12) Khewat No.94, Khatauni No.292, Khasra Nos.185(5-14), 1092/224(2-1) equivalent to (2-12). Total Area under 100ft wide private common road is 25 Bigha – 14.5 Biswa (6.43 Killa).

**Description of Property No.14.**

39

Land adjoining Sector-20, Panchkula, in Village Peermuchhala, Mohali, Area approx: 34.33 Killa. This land was acquired for Commercial/ Residential purposes and at present, the land is under Educational /Institutional Zone (of greater Mohali). In fact, property builders have developed whole of the village into Residential/Commercial complexes.

This property bears:-

NO OF //	KHASRA NOS.	BIGHA	BISWA	SHARE
	479	5	19	FULL
500	484	2	0	FULL
499	484	2	0	FULL
501	485	1	19	FULL
502	485	2	0	FULL
	483	4	7	FULL
	472	4	0	FULL
	473	4	9	FULL
	486	6	14	FULL
	390	2	10	FULL
546	392	2	1	FULL
	401	5	13	FULL
	402	2	19	FULL
	403	3	3	FULL
	404	4	0	FULL
	405	4	0	FULL
	406	4	0	FULL
	407	4	0	FULL
	408	2	4	FULL
	409	5	11	FULL
	410	4	0	FULL
	411	4	0	FULL
	412	4	0	FULL
	413	5	6	FULL



40

Contd. Property No.14

NO OF //	KHASRA NOS.	BIGHA	BISWA	SHARE
	414	5	16	FULL
	415	5	3	FULL
	416	4	0	FULL
	417	4	0	FULL
	418	4	0	FULL
	419	4	0	FULL
	420	4	0	FULL
	421	4	0	FULL
	422	4	0	FULL
	423	4	0	FULL
	424	4	0	FULL
	425	4	0	FULL
	474	3	15	10/18
504	471	4	3	10/18
	426	5	14	FULL
	475	4	0	FULL
	478	5	10	FULL

Total Area: 164 Bigha – 16 Biswa or 34.33 Killa is owned by Golden Forest (India) Limited as per Jamabandi for the Year-2006-2007

46  
ANNEXURE-A-4

DR. ROSHAN H. NAMAVATI

Architect Engineer, Surveyor

Arbitrator & Registered Estate Valuer

23-JUN-1998

22, Bombay Samachar Marg, Fort Mumbai-400023

Partner : A.P. Mahiar & Hamavati (Regd.) .

Secretariat complex Drive in 22 and More/ complex

Report Re :-

Fair market value of properties with mixed potentials of urban and semi urban nature situate in villages of Tehsil Derra Bassi District: Patiala in the State of Punjab and village Dang behri in Tehsil Narangarh District Ambala in the State of Haryana as on March 1398 owned by M/s Golden Forests (India) Ltd. and its subsidiary companies.

Under instructions from M/s Golden Forests Ltd. we have inspected and surveyed the above referred properties with mixed potentials of urban-and semi urban nature on 11<sup>th</sup> March; 12<sup>th</sup> March and 13<sup>th</sup> March 1998 with a view to estimate fair market value of the properties situate in villages of Dera Bassi Tehsil District Patiala in the state of Punjab. In order to ascertain the fair market value, the clients have supplied necessary details of the properties under valuation and based on the information's we have to report as

Basic Data

Number of properties have been purchased by M/s Golden Forests (India) Ltd and its subsidiary companies in different villages of Tehsil Dera Bassi, District Patiala in the State of Punjab by Deed of conveyances as shown in Annexure "A" and as mentioned hereunder:-

- Fellow of the Indian Institute of Architects

- Member of the Indian Council of Arbitration.
- Registered Architect under the Architects Act, 197
- Fellow of the Institution of Engineers (India)
- Fellow of the institution of Surveyors.

Sr. No.	Name of village	Area of hectares
1	Aganpur	52.1875
2	Bijanpur	1.44
3	Batauli	32.5000
4	Basauli	74.2075
5	Bijanpur	23.7800
6	Chanderi	2.9500
7	Dhiremajra	4.1400
8	Fatehpur	2.01
9	Jaula Khurd.	5.825.0
10	Jaula Kalan	65.32
11	Jolly	10000
12	Jastana Khurd.	3.0800
13	Jandi	0.7595
14	Jalandhar	0.0025
15	Jarmari	119.472..5
16	Jaraut	98.6400
17	Kasauli	2.9200
18	Kheri Gujran	06900
19	Kurli	77.4625
20	Kauli Majra	15.62
21	Mukandpur	0.7.400
22	Malikpur	37.80.
23	Mirpura	46.4400
24	Mianpur	4.3925
25	Nimuwa	1.3425
26	Piramchhala	14.9800
27	Rampur Bahal	4.0950
28	Ramjarh Alia Road	1.4975

29	Seona Patiala	0.0175
30	Sangoli	69.04
31	Sangotha	42.5775
32	Toffanpur	17.3600
33	Dang Dehri	144.4700
<b>Total area</b>		<b>968.7495 Hectares</b>

Situation and Location:-

The properties are situate abutting to National Highway No.22 i.e. Delhi -> Ambala -> Chandigarh --> Shimla except properties situate in village Pirmochhala, Sonali and Nimuva. The properties situate in village Pirmachhola is abutting to District Panchkula which is likely to be the capital of Haryana. Properties situate in village Sonali is also in the vicinity of District Panchkula and abutting Railway line i.e. Delhi-Chandigarh Railway line. The property in village Nimuva is situate in free Enterprise Zone. However these properties are at the moment undevelopable being very small in area and without proper access.

Other properties (except in villages Pirmachhala and Nimuva) are forming a contiguous land it is situate 35 kms from Chandigarh the capital of Haryana and Punjab and 8 kms from Ambala city. Number of industries have come up.

1. Wockhard
2. VESTA
3. Bhandari Mills
4. Tour Spences
5. Anand Gates (India Ltd.
6. Rane Polycot
7. L.P. bottling Farm
8. Euro Cotspin
9. Mushroom Factory
10. Nahar Industries
11. J.P. Coach
12. L.P.G. bottling plant of Bharat Petroleum

13. Anand Niskawa Battries
14. Agro Duch Co.

Moreover number of Housing Complex have been constructed in the vicinity of land, under valuation.

All civic amenities are available in the Lalru town, which is 4 Kms from the properties under valuation. Lalru is an Industrial town. Buses taxis and Rickshaws are available so far as the surface Communication is concerned.

Latru Railway Station and Dholkot Railway Station are 5 kms and 8kms respectively away from the property under reference Sufficient water supply and electricity supply are available to the properties.

National Highway No.22 is being widened to four lane traffic and the work of widening the National Highway is under progress.

Construction and its costs:

The clients have already developed the lands as under:-

1 Golden Group Secretariat:-

A building with excellent facade resembling Karnataka Vid'han Soudha (Bangalore Secretariat) Having ground and three upper floor comprising of 150,000 sq.ft area is ready, under completion There is a wide red stone over to reach the first floor and front pillars are of 32 ft. to 40 ft height with nice aesthetic architectural features along with domes. The facade is having cladding of Dholpur stone. The top finishing of dome is in granite.

It is an r.c.c. frame structure with rimmed slab building having panel and partition walls of brick masonry in C.M finished complete. The doors and windows are of Hollock ( Assam wood) The flooring is of pre-cast terrazo with colour pigments and granite flooring in central block The toilet blocks are provided with granite ceramics tiles flooring and dadoes.

In all ten Nos. passenger lifts are provided out of which four nos. are of Kone and six, numbers are of Blue Star Co. Out of 10 lifts

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2 lifts will be of capsule type. Necessary full deposit amount has been paid to the lift companies.

The central block and administrative block are centrally air conditioned. Two NOs. of generators having capacity of 300 kva and 200 kva are provided for the Secretariat building in all 700 fans and solar energy system for heating the building are installed.

Fire fighting equipments to the building are provided.

Plumbing and electric installation of concealed nature and of superior quality are provided. The drainage is connected to septic tank.

#### **COST OF CONSTRUCTION**

Looking to the special type, of construction having elegant elevation finishing and architectural features we estimate the cost of construction at Rs.1000/- per sq.ft. Since .90% work is completed the cost has been worked out at the rate of Rs.900 per sq.ft.

#### **2. Shiva Statue:**

An idol of Shiva having 81 ft. height overlooking National Highway No. 22 is erected in front of the Secretariat building, it is mounted on 50 ft. diameter platform having a height of 10 ft. Below the platform 12 Meditation rooms have been constructed.

Looking to the aesthetic view of idol and the height etc we estimate the cost of construction at Rs.60.00 lakhs.

#### **3. Rope Way.**

Work of erecting a Rope way along National Highway No. 22 and 1 Km. Away from the National Highway is in progress. The work of erecting the Ropeway has been entrusted to *M/s Kropvonic Cables Pvt. Ltd.*, an Austrian Firm specialised in Ropeway installation, at the cost of Rs. 250. 00 lakhs. Though the work is not completed in all respect, the clients have paid the full amount to the said firm and thus- we have adopted the cost at Rs. 250. 00 lakhs

#### **4. COMPOUND WALL :**

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A brick masonry/stone masonry compound wall finished complete to a height of 5 to 6, ft. with necessary gate has been provided. The total length of the compound wall is about 6 K.M.

We estimate the cost of construction' at the rate of Rs. 800 per R.M. for such type of construction of compound wall.

5. Motel Golden Tourist, Resort (3 Star Category)

A building having basement ground and three upper floors consisting of 90 Guestrooms and comprising of 131 ,000 sft. Area is under construction. The r.c.c. frame work is completed.

It is an r.c.c. frame building with panel and partition walls of brick masonry in cement mortar finished complete. The basement walls are of r.c.c. The flooring of circulation area is of marble where as the hotel rooms will be provided with carpets. The doors and windows are of Nigerian teak-wood. The front elevation of the hotel will be of glass curtains. The porch of the hotel is of fiberglass domes, The East foyer of the hotel building is about 37 ft. in height.

Six passenger lifts are proposed to be provided. Out of these six nos. of lifts two nos. of lifts will be used by waiters and four nos. of lift will be used by hotel guests The building is provided with necessary fire- fighting, equipments.

Standard plumbing, drainage and electric wiring are provided and are of superior quality. The plumbing and electrical services are of concealed nature. The drainage is to be connected to the septic tank. So far as water supply is concerned, sufficient no. of bore wells are sunk. The hotel building is centrally conditioned.

The open spaces have been concreted.

75% of the work is so far completed and by considering the elegant porch architectural features and centrally air conditioning we estimate the cost of construction at Rs.800 per sq.ft. Since 75% of the work is completed we have estimated the cost at Rs.600.per sq.ft.

6. Working women hostel:

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It is on r.c.c, framed ground and two upper floors building consisting of 50 self contained rooms. The flooring is of Kota/M.M. tiles. The doors and windows are of teakwood and the window frames are of steel. The r.c.c. frame work is completed and the other works are in progress.

Standard drainage, plumbing and electric installation will be provided to the building and the open spaces will be concreted. The drainage is to be connected to the septic tank.

The total built up area is 30000 sq.ft. We estimate such type of cost of construction at Rs.500.00 per sq.ft.

#### 7. Residential complex "A"

Residential r.c.c. building having ground and two upper floors consisting of 12 flats each measuring about 1175 sft. Is already constructed on site. In all there are five blocks consisting of 60 flats the built up area is 84600 sq.ft.

It is an r.c.c. framed structure building having panel and partition walls of B.M. in C.M. finished complete. The flooring is of marble mosaic tiles /Ceramic tiles. The doors and windows are of teakwood. The terrace is of flat type finished with cement.

Standard drainage; plumbing and electric installation are provided to the building and are of ordinary quality. The drainage is connected to the septic tank.

The open spaces are concreted, the access road off National Highway No.22 is asphalted and thus the buildings are accessible from trwn.H.22.

Looking to the type of construction and the facilities provided, we estimate the cost of construction at the rate of Rs500/-per sq.ft.

#### 8. Farm Houses:-

There are different type of farm, houses having area of 2 Acres, 1 Acre, 1/2 Acre and 1/4 Acre Buildings on the farm houses will be of ground and one upper floor. The building will have a drawing



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room in the front and kitchen and garden on the rear side. It will have an area of about 4000 sq.ft, The flooring will be of M.M.T. and the doors and windows will be of teakwood.

Looking to the progress of work and the work carried out we estimate the total cost of the work at Rs.24.00 lakhs.

9. School Golden Public School

It is a ground and one upper floor-structure already constructed on site. There is a provision to add two more floors to the building. The school building comprises of classrooms and administrative rooms

It is an r.c.c. frame structure having panel and partition walls of brick-masonry in cement mortar finished complete. The flooring is of Kota stone in common passages, Kota stone flooring with marble strips in administrative block, and terrazo flooring in classrooms. The doors and windows are of Assam wood.

Standard electric, plumbing and drainage installation are provided of ordinary quality.

The open spaces are concreted and the drainage is connected to septic tank. The total built up area of the school premises is 72063 sq.ft.

By considering the quality of the work we estimate the cost of construction at the rate of Rs.400 per sq.ft.

10. Residential Complex "B"

Six Nos. of r.c.c. building having ground and two upper floors consisting of 72 residential flats are already constructed on site. Each flat admeasures about 575.00 sq.ft. in area.

The buildings are r.c.c. frame structures having panel and partition walls of brick masonry in cement mortar. The flooring is of M.M.T/ceramic tiles. The doors and windows are of teakwood.

Standard drainage, plumbing and electric installations are provided of ordinary quality for the buildings. The pathways are concreted and the drainage is connected to septic tank Solar energy system has been installed for heating.

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We estimate the cost of construction at the rate of Rs.500/- per sq.ft.

#### 11. Shopping and office complex.

Two nos. of building having ground and two upper floors admeasuring about 100,000 sq.ft." area are under construction. The ground floor is to be used for shops and the upper floors are to be used as office premises. In all provision for 26 shops .on the ground floor has been made. 50% of the work is already completed.

The building is of r.c.c. frame structure having panel and partition walls of brick masonry in cement mortar finished complete. The flooring is of marble mosaic tiles and the doors and windows are of teakwood.

Standard drainage, plumbing and electric installation work of ordinary quality is provided. The drainage is connected to the septic tank and the pathways are concreted.

We estimate the cost of construction at the rate of Rs.500/- per sq.ft.

Since 50% of the work is complete we adopted the cost of construction at Rs.250 per sq.ft.

#### 12. Residential complex "G"

Two nos., of r.c.c. buildings having ground and two upper floors consisting of 88 flats and comprising of 350 sq.ft. area is constructed on site. In all there are 58 Nos. of flats. Each building thus has 44 flats.

It is an r.c.c. frame structure having panel and pattern walls of brick, masonry in cement mortar finished complete. The flooring is of M.M.T. The doors and windows are of teakwood and the terrace of flat type.

Standard drainage, plumbing and electric installation of ordinary quality are provided to the building. The drainage is connected to the septic tank The pathways are concreted.

Looking to the quality of the work we estimate the cost of construction at the rate of Rs. 800/-per sq.ft. ,

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13. Tube Wells

Sixteen nos of Tube wells have been sunk on site the maximum depth is about 1200ft. and the minimum depth is 500ft. The sizes of the bore are 8" dia. The borewells along with pump rooms, suction tank and overhead tanks along with pumps etc., as also water supply distribution system have been provided onsite.

For such type of works we estimate the cost of providing bore wells, suction tanks, overhead tanks pump rooms along with pumps and water supply distribution system at the rate of Rs.80/- per sq.mtr. Thus the total cost for the developed land admeasuring 250 Hectares works out to Rs. 1250.00 lakhs.

14. Drive in - 22. .

A Resort named as:"Drive-In-22" is developed on the land and the following structures and amenities are provided on the land

a) Cottages

Twenty five ground floor cottages admeasuring 12'-2" x 24'-3" in area each of partly B.M. walls and partly synthetic wood are constructed on site. The doors and windows are of synthetic wood (moulded wood). Toilets are having, tiles flooring whereas dadoes are of glazed tiles. The cottages are fully furnished with air-conditioners, furnitures, carpets and curtains.

The complex of 25 cottages is a separate unit and having B.M./Masonry compound walls with decorative gate.

We estimate the cost of Construction at the rate of Rs.800 per sq.ft. for construction of cottages and Rs.30,000/- for the gate.

b) Garden:

Garden in front of cottages is fully developed with garden furniture, Centralized music system and decorative lights are provided.

We estimate the development of garden along with centralized music system, decorative lights and garden furniture at Rs.10.00 lakhs.

c) Restaurant and Executive Club.

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It is an r.c.c, frame structure having a ground floor with panel and partition walls of brick masonry in cement mortar finished complete. The doors and windows are of plastic moulded wood. The flooring is fully carpeted and the restaurant is fully furnished.

Standard drainage, plumbing and electric installation along with solar energy system are provided. The open spaces around structure are concreted. The restaurant and the executive club are having the size of 61'0" x 92'3" and height of 12'x0"

We estimate the cost of construction of such type building at the rate of Rs.300/- per sq.ft

d) Fast Food Restaurant. -

A ground floor structure admeasuring about 51'-0" x 92'-3" for the Fast Food is constructed. The walls are of plastic moulded wood having a sloping roof over it. The roof is of plastic corrugated sheets. The flooring is of Kota stone. Part of the structure is used for kitchen and part of the structure is used for Fast Food service. The roof over the Fast Food section is of bamboo covered with polythtne sheets. The windows are of aluminum.

We estimate the cost of construction at Rs.300/- per sq.ft.

e) Amusement Park:

The following works have been completed in the Amusement Park situate by the side of Drive In-22.

- i) Water chute:
- ii) Roller Coastal Train
- iii) Parachute
- iv) Mini Train

The above referred works have been completed and we estimate the total cost of providing the above referred works at Rs.125.00 Lakhs.

f) Project office

It is a temporary ground floor hexagonal synthetic wood structure having area of about 163,00 Sq.ft. It hoi got a glass panel walls and roof over it is of synthetic wood.

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We estimate the cost of construction for such type of construction at Rs.200/- per sq. ft.

g) Gift Shop:

It is a ground floor hexagonal shape structure admeasuring about 168 sq.ft. in area. The walls-are of synthetic wood and the roof is of plastic moulded wood.

We estimate the cost of construction of such type of structure at the rate of Rs.200/-per sq.ft.

h) Toilet block;

It is a ground floor structure admeasuring about 963.00 sq.ft. area having rubble masonry walls and r.c.c. slab over it. 75% of the work is already completed.

We estimate the cost of construction at the rate of Rs.300/- per sq.ft. of the area. Since 75% of the work is completed, for estimating the value of the structure the cost is adopted at Rs.225/- per sq.ft.

j) Generator room:

Construction of a ground floor structure admeasuring 600 sq.ft in area having brick masonry walls and r.c.c. slab over it is in progress 75% of the work is completed.

We estimate the cost of construction at the rote of Rs.300/- per sq.ft However, since the 75% work is completed, we have adopted-Rs.225 - per sq.ft. for valuing the structure

k) Water falls and circular lake:

A circular lake has been developed on site. It has got rubble masonry walls. On making site enquiries it has been reported that the cost of development incurred is about Rs.15 lakhs, we therefore estimate the cost of development at Rs.15.00 lakhs. ;

l) Store cum laundry complex

A ground floor structure admeasuring about 5330.00 sq.ft. in area having brick masonry' walls and A.C. sheet roof over it is being constructed on site. The roof is supported by steel members. The

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doors and windows are of teakwood and the flooring is of I.P.S.  
75% of the work is completed

We estimate the cost of construction of such type of structured at the rate of Rs.25GV- per sq.ft. However, since 75% of the work is completed we have adopted Rs.187.50 per sq.ft for the purpose of valuation.

m) Skating ground

A skating ground admeasuring about 7200 Sq.ft. area having a polished Kota stone flooring is developed on the site.. The boundaries are barricaded by G.I. pipe railing around the skating ground.

We estimate the-rate of developing the skating ground at the rate of Rs.100/-per sq.ft.

n) Lawn Tennis Court:

Lawn Tennis Court admeasuring about 7200 sq.ft. is developed on site The open to sky gallery has been provided with steel seats. A stage along with the Lawn Tennis court admeasuring about 4277.00 sq.ft. is constructed.

We estimate the cost of development of the Tennis court at Rs.100/- per sq.ft. and the stage at Rs.1.50/-per sq.ft

n) Cottages under construction:

Twenty five ground floor cottages each admeasuring about 2050 sq.ft. area are under construction. The plinth work has been completed and the work of construction of super structure is in progress. The cottages shall have partly brick masonry work and partly plastic moulded wood. The flooring in the toilet will be of ceramic tiles and fully furnished,

We estimate the cost of construction at the rate of Rs.300 per sq.ft. However since only the plinth work is completed, we have adopted Rs.30/- per sq.ft for valuing the cottages.

o) Plants and Nursery structure

There are two nos. of ground floor structures admeasuring about

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- (1) 75'-3" x 36'-0" and (2) 6'-0" x 21'-6" having a height of 10'-0" to 12'-0"  
The walls are of M S .grill and the roof is supported over the piped -  
columns. The roof is of welded wire mesh covered with filter  
curtain.

The flooring is concreted.

We estimate the cost of construction, at the rate of Rs.150/- per  
sq.ft.

p) Administrative office:

A ground floor r.c.c" structure having panel and partition  
walls of brick in cement mortar finished complete is in progress.  
75% of the work is complete. The building shall have Kota stone  
flooring and the doors and windows will be of teakwood. The total  
area of the administrative office is about 3000 sq.ft.

We estimate the cost of construction at the rate of Rs 500/-  
per sq.ft. However, since the work is completed to the extent of  
75% we have adopted the cost of construction at Rs.375/- per sq.ft.

q) Watchman Chowky:

A watchman chowky at the entrance gate of Drive In-22 has been  
constructed. The chowky consists of a ground floor structure along  
with brick masonry walls and r.c.c.slab over it. The doors and  
windows are of moulded plastic wood and flooring is of I.P.S. The  
area of the chowky is 80 Sq.ft.

We estimate the cost of construction at the rate of Rs.150/- per  
sq.ft.

r) Pan Shop

It is a ground floor stall having wooden wall and moulded  
plastic roof over it. It admeasures about 41.25 sq.ft. in area,

We estimate the cost at Rs.25,000/-

Transformer room:

A ground floor structure admeasuring about 300 sq.ft. in  
area and having brick masonry walls and r.c.c. slab over it is under  
construction. 75% of the work is completed.

We estimate the cost of construction at the rate of Rs.250/- per sq.ft. However since 75% of the work is completed. We have adopted Rs.187.50 per sq.ft. for estimating the value of the structure.

CITATION:

1. In case of Land Acquisition Officer Revenue Divisional Officer, Chittoor, V/s L Kamatemrna -(Smt.) Dead by Lrs. And Others, K. Krishnamachari and Others the Supreme Court has held that " when a land is acquired which has the potentiality of being developed into an urban land, merely because some portion of it abuts the main road , higher rate of compensation should be paid while in respect of lands on the interior side it should be at lower rate may not stand to reason because when sites are formed those abutting the main road may have its advantages as well as disadvantages Many a discerning customer may prefer to stay in the interior and far away from the main road and may be willing to pay a reasonably higher price for that site. One can not rely on the mere possibility so as to indulge in a meticulous exercise of classification of the land as was *done* by the land Acquisition Officer when the entire land was acquired in one block and therefore classification of the same into different categories does not stand to -reason—- (Refer 1998 2 S.C.C (385).

In light of the above no reduction for the lands situate abutting to the main road and interior, thereof has been considered while valuing the properties under valuation.

In the above referred case it has also been held by the Supreme Court that when no sales of comparable lands were available where large chunks of land had been sold even land transactions in respect of smaller extent of land could be taken note of as indicating the price at it may fetch in respect of large tracts of land by making appropriate deductions such as for development of land by providing enough space for roads sewers, drains, expenses involved



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in formation of a lay out jump sum payment as also the waiting period required for selling the sites that would be formed."

In light of above, 40% deductions have been made while relying upon the instance of small plot of lands while valuing the properties under valuation.

Technique of valuation: Comparables

Comparables:-

1. By deed of conveyance dated 11/6/1997, the property situate in village Jarmari. Tehsil Derra Bassi, admeasuring about 1 bigha and 9 bishwa (0.296 Acres = 1197.88 sq.mt.) has been sold by Smt. Gyanjit Kaur to M/s Karan Resorts Pvt. Ltd. at the total consideration of Rs. Four lakhs. i.e. Rs.333.92 per sq.mt. say Rs.334.00 per sq. mt.

Analysis:

Rate of land \_\_\_\_\_ Rs.334.00 per sq.mt.

Less:

40% for large land \_\_\_\_\_ Rs.133.60 per sq.mt.

Land Rate \_\_\_\_\_ Rs.200.40 per sq.mt.

Say Rs.200.00 per sq.mt.

Or Rs.20.00 lakhs per Hectare

- 2 M/s Cozmik Properties and Industries Pvt. Ltd. are developing a residential complex i.e. Ankur Vihar along National Highway No.22 and opposite to Shri Sukhmani International School, which is situate in the vicinity of the land under valuation, the residential flats are being sold at Rs.840000 for the area of 1089 sq.ft. flat.

Analysis:

Cost of flat .....Rs.3.40,000.00

Deduct:-

Cost of construction at the rate of

Rs.600 per sq.ft..... Rs. 6,53,400.00

20% developers profit.....,.... Rs. 1,68,000.00

Rs.8.21,400.00

Rs. 18,600.00

Rate of land per sq.ft..... Rs.17.07

Say Rs.183.84 per sq.mt. i.e. RG 18.38 lakhs per hectare.

3. By Deed of Conveyance dated 21'5/1996, the property in village Lalru, Tehsil Derra Bassi admeasuring about 15.3 Bishwa (765.00 sq. yds.= 639.63 sq.mt.) has been sold by Shri. Hardeep Singh to Shri. Somnath Takhan Singh at the total consideration of Rs.4,54,000.00 i.e. Rs.711,03 per sq.mt.

Analysis: Rate of land ..... Rs.711.03 per sq.mt.

Less: 40% for large land .....Rs.284.41 per sq.mt.

Land rate ..... Rs.426,62 per sq.mt.

Say Rs.42.66 lakhs-per hectare.

By considering the above referred comparables and looking to the situation location, plus and minus factors, we estimate the value of land situate in the villages of Tehsil Derra Bassi and Ambala except in villages Pirmachhala, Chanderi, Rampur Bahal. Ramgarh Alia Rood and Nimuwa at Rs 26,00 lakhs per hectare.

The comparable instances of sales are not available for the- village Pirmachhala. Sonali and Nimuwa. On making local inquiries which Shri. Manjit Singh it is learnt that the lands are sold at Rs.20.00 lakhs to Rs.25.00 Lakhs per hectare in villages Pirmachhala and Sonali.

For the fact both villages are situate-abutting to district Panchkula. there is lot of demand of land in this area as Panchkula city is likely to capital of Haryana.

As far as the land situate in village Nimuwa on local inquiries it is learnt that the lands are sold at the rate of Rs.10.00 lakhs per hectare. Lands in Nimuwa village are falling in "Free Enterprise Zone". That means that lands can be developed for residential, commercial or industrial user.

Looking to the above circumstances, situation and location, we estimate the value of land situate in villages Pirmachhala at the rate of Rs 20.00 lakhs per hectare and for the land situate in village Nimuwa at the rate of Rs.10.00 lakhs per hectare as on March 1998.

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Lands situate in villages known as Chanderi, Rampur Bahal and Ramjarh Alia Road are inferior to land situate in village Nimuwa, We therefore estimate the fair market value of land at Rs.8.00 lakhs per hectare as on March 1998.

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**Valuation:**

1) Value of land except the land situate in villages Pirmachhala, Chanderi, Rampur Bahal, Ramjah Alia Road and Nimuwa admeasuring about 943	Rs.24,541.257 lakhs
2) Value of land situate in villages Pirmachhala admeasuring about 14.98 hectares at the rate of Rs.20.00 lakhs per hectare.	Rs.299.60 lakhs
3) Land situate in village Nimuwa admeasuring about 1.3425 hectares at the rate of Rs.10.00 lakhs per hectare	Rs.13.425 lakhs
4) Lands situated in villages known as Chanderi, Rampur Bahal and Ramjarh Alia Road admeasuring 8.5425 hectares at Rs.8.00 lakhs per hectare	Rs.85.425 lakhs
5) Cost of construction of Secretariat building admeasuring about 199000 sq.ft. at the rate of Rs.900 per sq.ft.	Rs.1791.00 lakhs
6) Cost of construction of Shiva Statue	Rs.60.00 lakhs
7) Cost of installation of Rope Way	Rs.250.00 lakhs
8) Cost of construction of Compound Wall for length of 6000 mtrs. at Rs.800 per R.M.	Rs.48.00 lakhs
9) Cost of Motel Golden Tourist Resort admeasuring about 131000 Sq.ft. at the rate of Rs.600 per sq.ft.	Rs.786.00 lakhs.

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10) Cost of construction of Working women hostel admeasuring about 30000 sq.ft. area at the rate of Rs.500 per sq.ft.	Rs.150.00 lakhs
11) Cost. of construction of R.C.C. residential complex "A" admeasuring about 84600 sq.ft. area at the rate of Rs.500 per sq.ft.	Rs.423.00 lakhs
12) Cost of construction of Farmhouse admeasuring about 4000 sq.ft. at Rs.600 per sq.ft.	Rs.24.00 lakhs
13) Cost of construction of Golden Public School admeasuring about 72063 sq.ft. area at the rate of Rs.400 per sq.ft.	Rs.288.252 lakhs
14) Cost of construction of R.C.C. residential complex "B" admeasuring about 49680 sq.ft. at the rate of Rs.500 per sq.ft.	Rs.248.80 lakhs
15) Cost of construction of R.C.C. shopping centre and office complex admeasuring 100,000 sq.ft. at Rs.250 per sq.ft.	Rs.250.00 lakhs
16) Cost of construction of R.C.C. building "C" admeasuring about 36960 sq.ft. at the rate of Rs.500 per sq.ft.	Rs.184.80 lakhs
17) Cost of Tube Wells along with provision of pump rooms overhead tanks along with water supply distribution scheme.	Rs.1250.00 lakhs
18) construction of cottages each admeasuring about 295 sq.ft. area total no. of cottages 25 having area of 7375 sq.ft. at the rate of Rs.800 per sq.ft. and the gate at Rs.30,000	Rs. 59.30 lakhs.
19) Development of garden including installation of Centralised Music System, provision of decorative lights and garden furniture.	Rs.10.00 lakhs
20) Cost of construction of Restaurant and Executive Club admeasuring about 5627.25 sq.ft. area at the rate of Rs.300 per sq.ft.	Rs.16.881 lakhs

21) Cost of construction of Fast Food Restaurant admeasuring about 4705 sq.ft. area at the rate of Rs.300 per sq.ft.	Rs.14.115 lakhs
22) Development of Amusement part.	Rs.125.00 lakhs
23) Cost of construction of Project Office admeasuring about 168 sq. ft. at the rate of Rs.200 per sq. ft.	Rs.0.336 lakhs
24) Gift Shop admeasuring 168 sq.ft. at the rate of Rs.200 per sq.ft.	Rs.0.336 lakhs
25) Cost of construction of Toilet Block admeasuring 963 sq.ft. at Rs.225 per sq. ft.	Rs.2.166 lakhs
26) Cost of construction of Generator Room admeasuring 600 sq.ft. at Rs.225 per sq.ft.	Rs.1.35 lakhs
27) Cost of development of Water Fall and Circular Lake	Rs.15.00 lakhs
28) Cost of construction of Store cum Laundry complex admeasuring 5330 sq.ft. at Rs.187.50 per sq.ft.	Rs.9.933 lakhs
29) Cost of development of Skating ground admeasuring 7200 sq.ft. at Rs.100 per sq.ft.	Rs. 7.200 lakhs.
30) Cost of development of Lawn Tennis Court admeasuring 7200 sq. ft. at Rs.100 per sq.ft.	Rs.7.200 lakhs
31) Cost of development of Stage admeasuring 4277 sq.ft. at Rs. 150 per sq.ft.	Rs.6.415 lakhs
32) Cost of construction of 25 cottages admeasuring 2050 sq.ft. each at the rate of Rs.30 per sq.ft.	Rs.15.375 lakhs
33) Cost of construction of Plants and Nursery Sheds admeasuring 4020.50 sq.ft. at Rs.150 per sq.ft.	Rs. 6.030 lakhs
34) Cost of construction of Administrative Office Building admeasuring 3000 sq.ft. at Rs.375 per sq.ft.	Rs.11.25 lakhs
35) Wathchmen Chowky admeasuring 80sq.ft at Rs. 150 per sq.ft.	Rs. 0.12 lakhs.

36) Pan Shop admeasuring 41.15 sq.ft.	Rs.0.25 lakhs
37) Cost of construction of Transformer Room admeasuring 300 sq.ft. at Rs.187.50 per sq.ft.	Rs. 0.562 lakhs
Total	Rs.31,002.378 lakhs
	Say Rs.31,002.38

In light of the above we estimate the fair market value of the properties situate in villages of Tehsil Derra Bassi and village Dang Dheri of Tehsil Narangarh in District Patiala and Ambala respectively in the State of Punjab and Haryana owned by M/s Golden Forests (India) Ltd, and its subsidiary companies as on March 1998 at Rs.31,002.38 lakhs (Rupees Thirty One thousand and two point thirty eight lakhs only).

Sd/-  
HARSHAD S. MANIAR  
Govt. Approved Reg. Valuer  
Registration No.

(Seal of the firm)

Sd/-  
DR. ROSHAN H. NAMAVATI  
Govt. Approved Reg. Valuer  
Registration No.

(Seal of the firm)

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ANNEXURE - A - 5

ENGLISH TRANSLATION

PUNJAB HOUSING & URBAN DEVELOPMENT BOARD, S.A.S.NAGAR.

To

Managing Director,  
Golden Tourist & Resort Limited,  
S.C.O. No. 834, Shivalik Enclave,  
Notified Area Committee Manimajra (Chandigarh)

Letter No. S-1 ( ) 95/ 1710  
Dated 24-5-95

Subject: Issuance of No Objection Certificate for Construction.

Reference your application dated 17.04.95 on the subject cited above.

2. No Objection Certificate is issued to you for construction of building, Hotel, Amusement Park, Golf Course, Farm House, Cottage and for providing allied services at Village Batoli, Jharmari, Basoli, Sangotha and Kurli Sub-Tehsil Rajpura, District Patiala because the Punjab Scheduled Board and Controlled Area Act, 1963, The Punjab New Capital Periphery Controlled Act, 1952 and Punjab Colony Act 1975 are not applicable here.

Sd/- (Not legible)  
Seal of  
Punjab Housing & Urban Development Board,  
S.A.S.NAGAR



THE  
FEDERAL BUREAU OF INVESTIGATION  
UNITED STATES DEPARTMENT OF JUSTICE

TO : DIRECTOR, FBI  
FROM : SAC, NEW YORK  
SUBJECT: [Illegible]  
RE: [Illegible]  
[Illegible text follows]

1. [Illegible]  
2. [Illegible]  
3. [Illegible]  
4. [Illegible]  
5. [Illegible]  
6. [Illegible]  
7. [Illegible]  
8. [Illegible]  
9. [Illegible]  
10. [Illegible]

NO. 2 [Illegible]  
[Illegible]  
[Illegible]

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Amman A-5

ANNEXURE A-6

RESERVE BANK OF INDIA  
DEPARTMENT OF FINANCIAL COMPANIES  
NEW DELHI

70.

DPC. No. /DH (C) LC (G.-1C)/88-89

Date..... July 89

The Managing Director,  
Golden Forests (India) Ltd.,  
S.C.O. 848 Shivalik Market,  
Manimajra, CHANDIGARH.

Dear Sir,

Industrial Classification

Please refer to the balance sheet of your company as at \_\_\_\_\_  
31.3.1988. In this connection, we advice that in view of the  
composition of assets and the pattern of income distribution is  
observed in the aforesaid balance sheet, your company has been  
re classified as a 'Non - Financial Company' and is allotted  
Industrial Classification Code No. 05 by the department of  
company affair .

2. Under the circumstances you are advised to submit annual  
return as required under Rule No. 10 of the Companies  
(Acceptance of Deposits) Rules, 1975 to the concerned Registrar  
of Companies. A copy of the said return should in variably be  
furnished to the Joint Chief Officer, Department of Financial  
Companies, Central Office Cell, C/o Secretary's Department,  
Reserve Bank of India, New Central Office building, Bombay -  
400023.

3. However, if there is any change in future in the activity of  
the company from the present 'Non - Financial' to ' Financial'  
one, you may please report the same to the Record Book of India  
and to the Department of Company affairs, New Delhi.

Yours faithfully,

(ARNAE ROY)  
for Deputy Chief Officer

Industrial Classification of Joint Stock Companies (1988).

Group

Description

SECTION 0                    AGRICULTURAL UNITING FORESTRY AND FISHING

DIVISION 00 : AGRICULTURAL PRODUCTIONS

DIVISION 01 : PLANTATION

- 010: Plantation of tea
- 011: Plantation of coffee
- 012: Plantation of rubber
- 013: Plantation of tobacco
- 014: Plantation of pepper and cardamom
- 015: Plantation of coconut and ground nut
- 016: Plantation of edible nuts (excluding  
coconuts and groundnut)
- 017 : Growing of fruits
- 018 : Growing of ganja, cinchona and opium etc.
- 019 : Not else where classified.

DIVISION 00 : LIVE STOCK

- 020 : Cattle breeding, rearing.
- 022 : Rearing of sheep and production of  
Shora wool
- 025 : Rearing of ducks, hens and other birds.
- 026 : Rearing of bees, production of honey and  
wax.
- 027 : Rearing of silk worm, production of  
Cocoons and raw silk.
- 029 : Rearing of live stock and production of  
Live stock products, not else where  
Classified.

DIVISION 03 : AGRICULTURAL SERVICES

DIVISION 04 : HUNTING TRAPPING

DIVISION 05 : FORESTRY AND LOGING

DIVISION 06 : FISHING (INCLUDING COLLECTION OF SEA  
PRODUCTS)

**IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION**

**I.A. No. 145179 of 2019**

**IN**

**WRIT PETITION (C) NO.188 of 2004**

**IN THE MATTER OF:-**

M/s. Raiganj Consumer Forum

...Petitioner

Versus

Union of India &Ors.

...Respondents

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**PAPER BOOK**

**PLEASE SEE INSIDE**

**ADVOCATE FOR THE RESPONDENT (STATE OF PUNJAB) :  
RANJEETA ROHATGI**

**IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION**

**I.A. No. 145179 of 2019  
in  
WRIT PETITION (Civil) NO.188 of 2004**

**IN THE MATTER OF:-**

M/s. RAIGANJ CONSUMER FORUM

...Petitioner

VERSUS

UNION OF INDIA & ORS.

...Respondents

**PROPOSED ISSUES IN THE MATTER  
OF PUNJAB SUPPLUS LANDS**

**MOST RESPECTFULLY SHOWETH:**

1. That vide order dated 25.09.2019, the Hon'ble Court directed the counsel for the parties to carve out the issues involved in the matter and submit the proposed issues.

2. That the respondents proposes the following issues which require kind attention of this Hon'ble Court.

a) Whether the lands belonging to the Company were rightly declared surplus being beyond the permissible area under the provisions of the Punjab Land Reforms Act, 1972?

b) Whether the instant application is maintainable especially when the petitioner company/investors have challenged the orders passed by Collector and Financial Commissioner, Punjab in CWP No.17778

of 2014 before the Hon'ble Punjab and Haryana High Court, Chandigarh, which is pending?

- c ) Whether the unit holders have no locus standi to claim that he being an investor was entitles to a share in the land purchased by the company which is subject matter of surplus land in view the definition of person provided in Section 3(10) of the Punjab Land Reforms Act, the person includes a company, family association, or other body of individuals, whether incorporated or not, and any institution capable of holding property ??
- d) Whether the Collector (Agarian) Hoshiarpur vide orders dated 31.05.2000 and Collector (Agarian), DeraBassi, Patiala (now Mohali) vide order dated 20.10.2000, have rightly declared the lands belonging to the petitioner company as surplus under the Punjab Land Reforms Act ?
- c) Whether the Ld. Financial Commissioner (Appeals-II), Punjab, vide order dated 29.05.2012, has rightly affirmed the orders dated 31.05.2000 and 20.10.2000 ?
- d) Whether the Ld. Collector and the Financial Commissioner (Appeal-II), Punjab, passed the order dated 29.05.2012 after considering all the material

facts, evidence and material documents produced  
before it ?

- e) Whether the Financial Commissioner, Punjab has passed the order dated 29.05.2012 after taking into consideration the amended provisions of Section 27 of the Act ?
- f) Whether the petitioner company has produced any document proving that the land purchased by the Golden Group Companies were put to non agriculture use. Since the companies did not fulfil the condition of putting the land purchased for non agriculture use, therefore they do not fall within the exempted category of Section 27 as amended vide notification dated 22.11.2011 and the Financial Commissioner, therefore rightly rejected the plea raised by the petitioner company?
- g) Whether the Petitioner company failed to comply with the provisions of Section 7(2) of the Punjab Land Reforms Act, which provides that if the land owner fails to file a declaration, the Collector is competent to reduce the permissible area of that person ? As a consequence, the Financial Commissioner has rightly held that the petitioner companies failed to appear before the collectors during the surplus proceedings to plead their case inspite of several opportunities allowed to them?

- h) Whether as per the provisions of amended Section 27(i) of the Punjab Land Reforms Act, 1972, the petitioner company had ever been entitled to such exemption in the peculiar facts and circumstances of the case?
- j) Whether the land in question was ever under the jurisdiction of PUDA or was under the jurisdiction of any municipality, as the same was only agriculture land and whether the Punjab New Capital (Periphery) Control Act, 1952 is not applicable to the land in question falling in the said Villages?
- k) Whether to claim any exemption for Change of Land Use (CLU) under the said Act, it was mandatory for the Company was required to seek permission withing a period of one year from the commencement of the amended Act ?
- l) Whether out of the total land declared as surplus in village Jharmari, the constructed area is only 18 acres and the remaining vacant land being an agricultural land is rightly declared as surplus land ?
- m) Whether the entire land declared as surplus in village Kurli is vacant and agricultural land except one tourist resort mentioned at Serial No.10 of Annexure A-1 (annexed with the affidavit dated



14.10.2013 filed by one of the member of the committee appointed by this Hon'ble Court, in CWP No. 4309 of 2012) ? The rest of the area in the said village as mentioned at Serial No.11, 12 and 13, in Annexure A-1 consisting of the details of 14 built up properties, is agricultural land without any construction over it. Moreover, the entire area of 23 acres in Village Kurli has already been sold by the Golden Forest?

3. That it is, therefore, prayed that the above issues may pleased be taken on record for the proper adjudication of the issues involved in the case.

Place: New Delhi  
Dated: 13.01.2020

(Counsel for the respondents)