



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

**RFA-641-2016 (O&M) and
other connected cases
Reserved on: 18.03.2025
Date of decision: 04.04.2025**

**HOUSE & URBAN DEVELOPMENT DEPARTMENT (PUDA)
PUNJAB**

..Appellant

Versus

BHAN SINGH AND ORS.

..Respondents

CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present: Mr. Aman Pal, Advocate for PUDA

Mr. R.D.Bawa, Advocate
Mr. Samuel Gill, Advocate
Mr. Rishabh Rana, Advocate
Mr. Randhir Bawa, Advocate
Mr. Inderjit Sharma, Advocate
Mr. Neeraj Kaler, Advocate
Ms. Ramandeep Kaur, Advocate for
Ms. Himani Kapila, Advocate
Mr. Vipin Mahajan, Advocate
Mr. Narinder Kumar Vadehra, Advocate
Mr. Sushil Saini, Advocate
Mr. Amandeep Singh Manaise, Advocate
Ms. Ravinder Kaur Manaise, Advocate
for the landowners.

ANIL KSHETARPAL, J.

1. Preface:-

1.1 With the consent of learned counsel representing the parties, a batch of 100 cross and connected regular first appeals (detail whereof is given at the foot of the judgment) shall stand disposed of by a common order. This Court has been called upon to assess the market value of the acquired land.

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



<i>Sr. No.</i>	<i>Particulars</i>	<i>Important dates and details</i>	
1.	<i>Date of Notification under Section 4 of the Land Acquisition Act, 1894 (in short ‘1894 Act’).</i>	<i>21.05.2004</i>	
2	<i>Date of Notification under Section 6 of the 1894 Act.</i>	<i>07.02.2005</i>	
3.	<i>Award</i>	<i>22.03.2007</i>	
4.	<i>Purpose of acquisition</i>	<i>For setting up Residential Urban Estate in the area of Gurdaspur was proposed to be acquired from the revenue estate of Gurdaspur and Nabipur.</i>	
5.	<i>Market value assessed in the Award passed by the Land Acquisition Collector (in short ‘LAC’)</i>	<i>Particulars</i>	<i>Rate per acre</i>
		<i>Land upto the depth of one killa from Amritsar-Pathankot road</i>	<i>Rs.15.00 lacs</i>
		<i>Land upto the depth from 2 killa to 6 killa depth</i>	<i>Rs.12.00 lacs</i>
		<i>Rest of the land</i>	<i>Rs.10.00 lacs</i>

2. **Brief facts of the case:-**

2.1 The Reference Court (in short ‘RC’) has decided the cases in as many as the following six batches:

<i>Batch Number</i>	<i>Dated</i>	<i>Rate (per acre)</i>
<i>Batch No.1</i>	<i>18.12.2013</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>
<i>Batch No.II</i>	<i>09.09.2014</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>
<i>Batch No.III</i>	<i>17.07.2015</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>
<i>Batch No.IV</i>	<i>08.09.2015</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>
<i>Batch No.V</i>	<i>05.11.2015</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>
<i>Batch No.VI</i>	<i>13.07.2016</i>	<i>The RC assessed uniform rate of Rs.20,00,000/- per acre.</i>



2.2 155 acres 8 marla land was acquired, which was ultimately utilized by Punjab Urban Development Authority (in short ‘PUDA’) for developing urban estate in District Headquarter, Gurdaspur.

2.3 The landowners claim that the acquired land is surrounded by residential and commercial establishments. There exists school, palaces, hotels in the vicinity. Residential colonies have also been set up near the acquired land. Hence, the price of the land was not less than Rs.60,000/- per marla, which comes to be Rs.96,00,000/- per acre.

2.4 The State has held that the LAC has offered adequate, reasonable, fair and sufficient market value and no further enhancement would be appropriate.

3. **Evidences adduced:-**

3.1 In all the six batches, the landowners have examined the following witnesses:-

BATCH NO.I

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
PW-1	Malkiat Singh
PW-2	Sachin Bhasin, Draftsman

BATCH NO.II

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
AW-2	Jagir Singh, Draftsman
AW-3	Harcharan Singh, Lambardar
AW-4	Bawa Singh
AW-5	Daljit Singh
AW-6	Surinder Kumar



BATCH NO.III

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
AW-1	Gurmukh Singh
AW-2	Jagir Singh

BATCH NO.IV

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
AW-1	Rashpal Singh, Registry Clerk
AW-2	Subedar Jagir Singh, Draftsman
AW-3	Harcharan Singh, Lambardar
AW-4	Barkat Masih
AW-5	Bawa Singh

BATCH NO.V

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
AW-1	Piara Singh
AW-2	Gulab Singh, Halqa Patwari

BATCH NO.VI

LIST OF WITNESSES PRODUCED BY THE LANDOWNERS	
AW-1	Ajit Singh
AW-2	Suresh Kumar, Clerk

LIST OF WITNESSES PRODUCED BY THE STATE	
Manohar Lal, Senior Assistant, Additional Chief Administrative, PUDA, Amritsar	

3.2 Both the parties besides various sale deeds have produced the following evidence. The various sale deeds will be analysed in the later part of this judgment:-

BATCH NO.I

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1	Notification under Section 4 of the ‘1894 Act’



BATCH NO.II

LIST OF DOCUMENTS PRODUCED BY THE LANDOWNERS	
Ex.A-5 and Ex.A-6	Collector rates
Ex.A-7	Copy of award

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1	Gazette notification dated 21.05.2004
Ex.R-2	Copy of publication in the newspaper Hindustan Times dated 06.06.2004
Ex.R-3	Copy of Aksh Sajra
Ex.R-4	Notification of corrigendum of Punjab Government
Ex.R-5	Copy of letter dated 19.10.2004
Ex.R-6	Gazette notification under Section 6 of the ‘1894 Act’ dated 07.02.2005
Ex.R-7	Rate fixation/approved rates of Deputy Commissioner
Ex.R-8	Copy of award dated 22.03.2007
Ex.R-9	Final approval of rate in cabinet committee dated 09.04.2007
Ex.R-10	Copy of LA-7/statement of account of compensation

BATCH NO.III

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1	Gazette notification dated 21.05.2004
Ex.R-2	Copy of publication in the newspaper Hindustan Times dated 06.06.2004
Ex.R-3	Corrigendum dated 14.09.2004
Ex.R-4	Gazette notification under Section 6 dated 07.02.2005
Ex.R-5	Letter dated 19.10.2004
Ex.R-6	Fixation/assessment dated 19.05.2004
Ex.R-7	Fixation of price of Cabinet Committee dated 09.04.2007
Ex.R-8	Copy of Shajra Aksh



Ex.R-9	Letter dated 22.03.2007
Ex.R-10	Statement of payment/LAC 7

BATCH NO.IV

LIST OF DOCUMENTS PRODUCED BY THE LANDOWNERS	
Ex.A-3 and Ex.A-4	Lists of collector rates
Ex.A-6	Site plan

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1 to Ex.R-9	Documents

BATCH NO.V

LIST OF DOCUMENTS PRODUCED BY THE LANDOWNERS	
Ex.A-3	Certified copy of award dated 18.12.2013

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1	Gazette notification dated 21.05.2004
Ex.R-2	Publication in Hindustan Times dated 06.06.2004
Ex.R-3	Gazette notification dated 14.09.2004
Ex.R-4	Gazette notification dated 07.02.2005
Ex.R-5	Price fixation proceedings dated 19.10.2004
Ex.R-6	Rate approval letter dated 11.03.2005
Ex.R-7	Approval of draft account of award dated 22.03.2007
Ex.R-8	Punjab Cabinet Minister meeting/ proceedings dated 09.04.2007
Ex.R-9	Sajra Aksh
Ex.R-10	Award dated 22.03.2007

BATCH NO.VI

LIST OF DOCUMENTS PRODUCED BY THE LANDOWNERS	
Ex.A-1	Copy of jamabandi



Ex.A-2	Aks Shajra
Ex.A-8	Certified copy of award under Section 18 of the ‘1894 Act’
Ex.A-9	Site plan
Ex.A-10	Copy of award dated 18.12.2013
Ex.AX	Copy of award

LIST OF DOCUMENTS PRODUCED BY THE STATE	
Ex.R-1 to Ex.R-10	Documents

4. Arguments addressed:-

4.1 This Bench has heard learned counsel for the parties at length and with their able assistance perused the paperbook along with the requisitioned record.

4.2 Learned counsel for the landowners have submitted that the acquired land is located within Municipal Committee Limits of Gurdaspur City District Headquarter and it is located near Bus Stand and District Courts.

4.3 They further submit that the RC has erred in ignoring the sale deeds, which have been produced on file by the landowners. While referring to award Ex.A-7, passed by the Land Acquisition Tribunal under the Punjab Town Improvement Act on 22.02.2012, assessing the market value for Rs.24,00,000/- per acre as on 17.12.2004. Learned counsel submit that the RC has erred in assessing the market value.

4.4 Per contra, learned counsel representing the beneficiary has submitted that agricultural land has been acquired and the landowners failed to produce any comparable sale instance of contemporaneous period. It is



submitted that sale instances of few marla plots would not be comparable, particularly when 155 acre 8 marlas land has been acquired.

5. Discussion & Analysis:-

5.1 For a better understanding, few revenue terms are being explained herewith. It will be noted here that notification under Section 4 of the ‘1894 Act’ dated 21.05.2004 is part of the record. In terms of agricultural land, the word ‘rectangle’ denotes 25 acres of land (5 acres X 5 acres). Ordinarily, the total area of one acre is 4840 sq. yards, which is equivalent to 8 kanals (1 kanal = 605 sq. yards). 20 marla land constitute one kanal. One marla land constitute 30.25 sq. yards.

5.2 The notification under Section 4 of the ‘1894 Act’ is part of the record. It is evident that some of land comprised in Rectangle No.71, 72, 73, 74, 79, 80, 81, 82, 83, 84, 85 and 86, has been acquired in Gurdaspur, which is a District Headquarter. Similarly, from village Nabipur, the land comprised in Rectangle No.37, 45, 46, 47, 48 has been fully or partly acquired. In Gurdaspur, entire land of 8 kanals comprised in Khasra/Killa No.23, Rectangle No.73 is part of the acquisition.

5.3. At this stage, it would be appropriate to make a tabulated compilation of the sale deeds produced by the parties:-

SALE DEED PRODUCED BY THE LANDOWNERS							
Sr. No.	Exhibits	Sale deed Number Date	Total Area	Sale consideration (in Rs.)	Total Sq. Yards	Rate per sq. yards (in Rs.)	Rate per acre
1	A-1	5390 ----- 04.01.2001	4 marla	60,000/-	121	495.86/-	23,99,962.4/-
2	P-2	184 ----- 20.04.2006	10 marla	3,25,000/-	302.5	1074.38/-	51,99,999.2/-
3	P-3	181 ----- 20.04.2006	10 marla	3,17,500/-	302.5	1049.58/-	50,79,967.2/-
4	P-4	65 ----- 11.04.2005	10 marla	3,65,000/-	302.5	1206.61/-	58,38,992.4/-



5	P-5	1999 ----- 18.08.2004	8 marla	2,64,000/-	242	1090.90/-	52,79,956/-
6	P-6	6009 ----- 29.12.1995	10 marla	2,00,000/-	302.5	661.15/-	31,99,966/-
7	A-5/ P-7/PE	5365 ----- 04.12.1995	10 marla	1,60,000/-	302.5	528.92/-	25,59,972.8/-
8	P-8	4505 ----- 01.10.1999	10 marla	3,12,500/-	302.5	1033.05/-	49,99,962/-
9	P-9	05 ----- 26.04.2005	10 marla	3,65,000/-	302.5	1206.61/-	58,39,992.4/-
10	PL	5707 ----- 07.01.2000	9.5 marla	1,50,000/-	287.38	521.95/-	25,26,238/-
11	A-2/ PF	397 ----- 05.05.2004	8 marla	24,00,000/-	242	9917.35/-	4,79,99,974/-
12	P-2	401 ----- 07.04.2006	10.88 marla	3,25,000/-	329.1	987.54/-	47,79,702.2/-
13	P-3	404 ----- 07.04.2006	10.58 marla	3,17,500/-	320.04	992.06/-	48,01587.3/-
14	P-4	067 ----- 11.04.2005	10 marla	3,65,000/-	302.5	1206.61/-	58,40,000/-
15	P-5	1999 ----- 18.08.2004	8 marla	2,64,000/-	242	1090.90/-	52,80,000/-
16	P-6	4278 ----- 29.12.1995	10 marla	2,00,000/-	302.5	661.15/-	32,00,000/-
17	P-8	4505 ----- 01.10.1999	10 marla	3,12,500/-	302.5	1033.05/-	50,00,000/-
18	P-9	05 ----- 26.04.2005	10 marla	3,65,000/-	302.5	1206.61/-	58,40,000/-
19	A-3	5165 ----- 30.03.2005	8 marla	2,64,000/-	242	1090.90/-	52,79,956/-
20	A-4	2744 ----- 19.10.2004	8 marla	2,64,000/-	242	1090.90/-	52,79,956/-
21	A-6	149 ----- 28.05.2004	8 kanal 0 marla	20,00,000/-	4840	413.22/-	19,99,984.8/-
22	A-7/ A-17/ A-18	101 ----- 07.01.2001	9 & ½ marla	1,35,375/-	287.3	471.19/-	22,80,559.6/-
23	P-7	3852 ----- 04.12.1995	10 marla	1,60,000/-	302.5	528.92/-	25,60,000/-



5.4 The sale deed Ex.A-1/A-13/A-14 is with respect to plot measuring 33 feet X 34 feet, equivalent to 124.66 sq. yard plot out of land comprised in Rectangle No.72, Killa No.23, which has been completely acquired. For total sale consideration of Rs.60,000/-, 124.66 sq. yard was sold. The per acre price comes to Rs.23,29,536.33/-.

5.5 Similarly, out of rectangle No.73, Killa Nos.16 to 25 have been partially or completely acquired. The sale instance Ex.A-7/A-17/A-18 dated 07.01.2001 is with respect to 9 and 1/2 marla land out of rectangle No.73, Khasra No.6. Though, Khasra No.6 has not been acquired, however, it is near the acquired land. The total sale consideration is Rs.1,50,000/- for 9 and 1/2 marla, which in terms of per acre price comes to be Rs.26,66,666.66/- per acre. The sale exemplars of the acquired land itself are available. Hence, it would not be appropriate to rely upon Ex.A-7.

5.6 There is a time gap of three years four months between the notification under Section 4 of the '1894 Act' and the sale deed. If 10% increase per year is calculated, approximately 34% increase on Rs.23,29,536.33/- is required to be calculated, which comes out to be Rs.31,21,578.24/-. However, the parcel of land measuring 124.66 sq. yard is a small plot. However, it is proved that the acquired land is located within Municipal Limits in District Headquarter. It has come on record that in the close vicinity, there are residential houses, SD College for Women, Veterinary Hospital, Shops, Commercial Establishments etc. Towards Eastern side of the acquired land, there is a railway line. After crossing the railway line, 84.77 acre land was acquired under the Punjab Town Improvement Act by issuing notification under Section 36 on 17.12.2004.



The Land Acquisition Tribunal assessed the market value at the rate of Rs.24,00,000/- per acre. Moreover, it is also evident that the acquired land is located on Amritsar-Pathankot Road, which is a major road connecting three district of Punjab. On the Western side of the acquired land, Amritsar-Pathankot Road is located, whereas, on the North, there is Kahnuwan Road. On the East there is a railway line. Old Gurdaspur City is also close by. Furthermore, Bus Stand and District Courts are also located within the radius of one kilometre.

5.7 The State has also not produced any comparable sale instance to prove that the market value of the acquired land was Rs.20,00,000/- per acre. Since, it was a part of the urbanized area, hence, sale deeds of larger parcels of land are not available.

6. Decision:-

6.1 Keeping in view the aforesaid facts, it is considered appropriate to apply 20% cut, particularly when with respect to land acquired by the Improvement Trust, the market value has been assessed at Rs.24,00,000/- per acre. After deducting 20% from Rs.31,21,574.24/-, the amount comes out to Rs.24,97,262.24/-, which is rounded off to Rs.24,97,265/-, hence, the market value of the acquired land is assessed at Rs.24,97,265/- per acre. The landowners shall be entitled to the aforesaid market value along with all statutory benefits as per the amended '1894 Act'.

6.2 With these observations, the appeals filed by the landowners are allowed and that of the beneficiary i.e. House and Urban Development Department (PUDA) are dismissed.



6.3 All the pending miscellaneous applications, if any, are also
disposed of.

04th April, 2025

Ayub

(ANIL KSHETARPAL)
JUDGE

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

Sr. No.	Case Number	Party Name
1.	RFA-641-2016	HOUSE & URBAN DEVELOPMENT DEPARTMENT (PUDA) PUNJAB V. BHAN SINGH AND ORS.
2.	RFA-4113-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. AGYAWANTI & ORS.
3.	RFA-3358-2016	PUNJAB URBAN DEVELOPMENT AUTHORITY AMRITSAR V. PIARA SINGH & ORS.
4.	RFA-4147-2014	HOUSING & URBAN DEVELOPMENT AUTHORITY V. BUR SINGH & ORS.
5.	RFA-7422-2014	HANS RAJ V. STATE OF PUNJAB & ORS.
6.	RFA-8883-2014	MAHANT DAVINDER NATH AND ANOTHER V. PUNJAB STATE AND ORS.
7.	RFA-1966-2015	AMRITSAR DEVELOPMENT AUTHORITY V. SURJAN SINGH AND ORS.
8.	RFA-2563-2016	DHARAM PAL V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB
9.	RFA-7666-2015	KRISHAN LAL & ORS. V. STATE OF PUNJAB & ORS.
10.	RFA-7433-2014	GURDEEP SINGH V. STATE OF PUNJAB AND ORS.
11.	RFA-2564-2016	ASHISH GUPTA AND ORS. V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB
12.	RFA-4117-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. PREM SINGH & ORS.
13.	RFA-7669-2015	BALWINDER SINGH & ORS. V. STATE OF PUNJAB & ORS.
14.	RFA-2887-2016	PARDEEP SINGH & ANR. V. STATE OF PUNJAB & ORS.
15.	RFA-4132-2014	HOUSING & URBAN DEVELOPMENT AUTHORITY V. VIDYA AND ORS.
16.	RFA-10387-2014	DALJIT SINGH & ANR. V. STATE OF PUNJAB & ORS.
17.	RFA-8884-2014	YOGESHWAR NATH AND ANR. V. PUNJAB STATE AND ORS.
18.	RFA-4144-2014	HOUSING AND URBAN DEVELOPMENT AUTHORITY V. JAGIR SINGH & ORS.
19.	RFA-4136-2014	HOUSING & URBAN DEVELOPMENT



		AUTHORITY V. TARSEM LAL AND ORS.
20.	RFA-4146-2014	PUNJAB HOUSING & URBAN DEVELOPMENT V. HARJIT KAUR AND ORS.
21.	RFA-3321-2016	LAND ACQUISITION COLLECTOR CUM ADDL. CHIEF ADMINISTRATOR V. BASHIR MASIH DECEASED TH LRS. & ORS.
22.	RFA-4145-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. PARKASH SINGH & ORS.
23.	RFA-7763-2014	CHETAN NATH MAHANT V. PUNJAB STATE THRO COLLECTOR GURDASPUR & ORS.
24.	RFA-4115-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. YOGESHWAR NATH & ORS.
25.	RFA-2562-2016	BASHIR MASIH DECEASED TH LRS AND ORS. V. PUNJAB STATE TH COLLECTOR GURDASPUR AND ORS.
26.	RFA-4123-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. KARTAR SINGH & ORS.
27.	RFA-1965-2015	AMRITSAR DEVELOPMENT AUTHORITY V. GURMUKH SINGH AND ORS.
28.	RFA-7671-2015	BUR SINGH & ORS. V. STATE OF PUNJAB & ORS.
29.	RFA-4119-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. BALWINDER SINGH & ORS.
30.	RFA-7423-2014	ALLA DITTA V. STATE OF PUNJAB AND ORS.
31.	RFA-3320-2016	LAND ACQUISITION CUM ADDL. CHIEF ADMINISTRATOR AMRITSAR V. BASHIR MASIH DECEASED TH LRS. AND ORS.
32.	RFA-4135-2014	HOUSING AND URBAN DEVELOPMENT AUTHORITY V. KRISHAN LAL AND ORS.
33.	RFA-4114-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. ALLA DITTA & ORS.
34.	RFA-4121-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. DARSHAN SINGH & ORS.
35.	RFA-7427-2014	GURINDER KAUR V. PUNJAB STATE AND ORS.
36.	RFA-3226-2016	DARSHAN SINGH DECEASED TH LRS. V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB.
37.	RFA-4142-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. ALKA MAHANT AND ORS.
38.	RFA-4140-2014	HOUSING & URBAN DEVELOPMENT AUTHORITY V. THURU RAM AND ORS.
39.	RFA-4129-2014	HOUSING & URBAN DEVELOPMENT AUTHORITY V. BHAN SINGH & ORS.
40.	RFA-833-2014	PRITHVI LAL V. STATE OF PUNJAB & ORS.
41.	RFA-149-2016	BHAN SINGH & ANR. V. PUNJAB STATE THROUGH COLLECTOR GURDASPUR AND ORS.
42.	RFA-2184-2015	DARSHAN SINGH (DECEASED) THRU PRABHJOT KAUR & ANR. V. STATE OF



		PUNJAB & ORS.
43.	RFA-8998-2014	RANDHIR SINGH & ORS. V. STATE OF PUNJAB & ORS.
44.	RFA-4120-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. ASHWANI KUMAR & ORS.
45.	RFA-3225-2016	RAJESH VOHRA DECEASED THRO LR V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB & ORS.
46.	RFA-7419-2014	JASNOOR SINGH V. STATE OF PUNJAB & ORS.
47.	RFA-7432-2014	PREM SINGH V. STATE OF PUNJAB AND ORS.
48.	RFA-4128-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. JASNOOR SINGH & ORS.
49.	RFA-2561-2016	BASHIR MASI DECEASED TH LRS AND ORS. V. STATE OF PUNJAB TH COLLECTOR GURDASPUR AND ORS.
50.	RFA-5575-2014	NISHA V. STATE OF PUNJAB AND ORS.
51.	RFA-4141-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. KARTAR SINGH & ORS.
52.	RFA-9103-2014	JATINDER KUMAR ARORA V. PUNJAB STATE TH COLLECTOR GURDASPUR.
53.	RFA-2565-2016	SUNIL KUMAR V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB
54.	RFA-7670-2015	AVTAR SINGH (SINCE DECEASED) TH LRS & ORS. V. STATE OF PUNJAB & ORS.
55.	RFA-7668-2015	BHAN SINGH V. STATE OF PUNJAB & ORS.
56.	RFA-4111-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. KULJIT SINGH & ORS.
57.	RFA-4118-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. GURDEEP SINGH & ORS.
58.	RFA-4107-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. HANS RAJ & ORS.
59.	RFA-5576-2014	ASHWANI KUMAR V. PUNJAB STATE AND ORS.
60.	RFA-4149-2014	THE PUNJAB URBAN DEVELOPMENT AUTHORITY V. NISHA AND ORS.
61.	RFA-929-2016	KARTAR SINGH (SINCE DECEASED) THROUGH LRS. & ORS. V. STATE OF PUNJAB & ORS.
62.	RFA-7431-2014	HARJIT KAUR V. PUNJAB STATE AND ORS.
63.	RFA-3524-2016	TILAK RAJ THR HIS LRS AGYAWANTI V. STATE OF PUNJAB & ORS.
64.	RFA-4116-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. GURINDER KAUR & ORS.
65.	RFA-4112-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. BACHAN SINGH & ORS.
66.	RFA-4519-2016	AJIT SINGH V. STATE OF PUNJAB AND ORS.
67.	RFA-7426-2014	LAKHWINDER SINGH V. STATE OF PUNJAB AND ORS.
68.	RFA-7667-2015	JAGIR SINGH V. STATE OF PUNJAB & ORS.



69.	RFA-4108-2014	PUNJAB HOUSING & URBAN DEVELOPMENT V. KARAM SINGH & ORS.
70.	RFA-4130-2014	THE HOUSING & URBAN DEVELOPMENT V. RAJWANT SINGH & ORS.
71.	RFA-4139-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. KULWANT KAUR & ORS.
72.	RFA-4125-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. AMARJIT SINGH & ORS.
73.	RFA-4126-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. DHARAM PAL & ORS.
74.	RFA-4106-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. AVTAR SINGH & ORS.
75.	RFA-10386-2014	GURNAM SINGH & ANR. V. STATE OF PUNJAB & ORS.
76.	RFA-4131-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. SUNIL KUMAR & ORS.
77.	RFA-7430-2014	KULJIT SINGH V. STATE OF PUNJAB & ORS.
78.	RFA-930-2016	GURPREET SINGH & ORS. V. STATE OF PUNJAB & ORS.
79.	RFA-4134-2014	THE HOUSING & URBAN DEVELOPMENT V. MANJINDER SINGH & ORS.
80.	RFA-3981-2016	MANJINDER SINGH V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB.
81.	RFA-7428-2014	TARLOK SINGH V. STATE OF PUNJAB AND ORS.
82.	RFA-7425-2014	RAJWANT SINGH V. STATE OF PUNJAB AND ORS.
83.	RFA-4122-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. TARLOK SINGH & ORS.
84.	RFA-4110-2014	PUNJAB HOUSING & URBAN DEVELOPMENT AUTHORITY V. LAKHWINDER SINGH & ORS.
85.	RFA-7421-2014	KARAM SINGH V. STATE OF PUNJAB & ORS.
86.	RFA-872-2018	LAND ACQUISITION COLLECTOR HOUSING V. AJIT SINGH AND ORS.
87.	RFA-4137-2014	CHIEF ADMINISTRATOR PUDA V. GURNAM SINGH & ORS.
88.	RFA-4150-2014	THE HOUSING & URBAN DEVELOPMENT V. RAJESH VOHRA & ORS.
89.	RFA-7424-2014	BACHAN SINGH V. PUNJAB STATE AND ORS.
90.	RFA-4124-2014	ADDITIONAL CHIEF ADMINISTRATOR PUDA V. ASHISH GUPTA & ORS.
91.	RFA-560-2015	GURDEEP SINGH & ORS. V. STATE OF PUNJAB & ORS.
92.	RFA-4138-2014	THE HOUSING & URBAN DEVELOPMENT V. BACHAN SINGH & ORS.
93.	RFA-4127-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. MAHANT DAVINDER NATH & ORS.
94.	RFA-2758-2016	PIARA SINGH & ORS. V. STATE OF PUNJAB AND ORS.



95.	RFA-4133-2014	HOUSING AND URBAN DEVELOPMENT AUTHORITY V. GURPREET SINGH & ORS.
96.	RFA-4143-2014	CHIEF ADMINISTRATOR PUDA V. DALJIT SINGH & ORS.
97.	RFA-8882-2014	ALKA MAHANT AND ORS. V. PUNJAB STATE AND ORS.
98.	RFA-7420-2014	AMARJIT SINGH V. STATE OF PUNJAB & ORS.
99.	RFA-3982-2016	BACHAN SINGH & ORS. V. PUNJAB STATE TH COLLECTOR GURDASPUR PUNJAB.
100.	RFA-4109-2014	PUNJAB URBAN DEVELOPMENT AUTHORITY V. MAHANT SAROVAR NATH & ORS.

04th April, 2025
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(ANIL KSHETARPAL)
JUDGE