

PROTENTATIVE COST SHEET OF LAND COST ENHANCEMENT (INCLUDING SUPERSTRUCTURE) FOR INDUSTRIAL & RESIDENTIAL PLOTS OF FOCAL POINT PATIALA ON ACCOUNT OF LAND COST ENHANCEMENT AS PER JUDGEMENT DATED 19.5.2005 AND 18.9.2007 PASSED BY HON'BLE PUNJAB AND HARYANA HIGH COURT READ WITH ORDER DATED 8.11.2017 PASSED BY HON'BLE SUPREME COURT OF INDIA.

Sr. No.	PARTICULARS	AMOUNT (Rupees)	REMARKS
1.a	Land Cost Enhancement (187.37 Acres) H.C Rate ADJ Rate Rs.325650 - Rs. 245000 = Rs. 80,650 per Acre. 187.37X 80650 = Rs.1,51,11,391/-	1,51,11,391	1.a Hon'ble Punjab & Haryana High Court vide judgment dated 19.5.2005 enhanced the land compensation from Rs.245000/acre to Rs.325650/acre read with order dated 8.11.2017 passed by Hon'ble Supreme Court of India.
1.b	Cost of Superstructure	3,80,000	1.b Hon'ble Punjab & Haryana High Court vide judgment dated 18.9.2007 Awarded Rs.380000/-plus Solatium, AMV and due interest. Due to stay granted by Apex Court, the recovery on this account was deferred from allottees till the finalization of the decision of Apex Court.
2.a	Solatium @ 30% on Rs.1,51,11,391/-	45,33,417	
2.b	Solatium @ 30% on Rs.380000/- (super structure)	1,14,000	
3.a	AMV @ 12% on Rs.1,51,11,391/- from 10.05.1991 to 27.05.1993 (748 days)	37,16,150	
3.b	AMV @ 12% on Rs.3,80,000/- from 10.05.1991 to 27.05.1993(748 days) (super structure)	93,449	
4.a	Total 1+2+3	2,33,60,968	
4.b	Total 1b+2b+3b	5,87,449	
5.a	9% interest from 28.05.1993 to 27.05.1994 on Rs. 2,33,60,968/-	21,02,487	
5.b	9% interest from 28.05.1993 to 27.05.1994 on Rs. 5,87,449/- (super structure)	52,870	
6.a	15% interest from 28.05.1994 to 31.07.2019 (9188 days) on Rs.2,33,60,968/-	8,82,08,455	
6.b	15% interest from 28.05.1994 to 31.07.2019 (9188 days) on Rs.5,87,449/- (super structure)	22,18,143	
7.a	Total 4a+5a+6a	11,36,71,910	
7.b	Total 4b+5b+6b	28,58,462	
8.	Total 7a+7b	11,65,30,372	
9.	Enhanced Rate On The Basis of Saleable Area (123.44Acres) or 597449.60 Sq. Yards 116530372/597449.60 as on 31.7.2019	Rs.195.04 PSY Say Rs195/- Per Sq Yard	Interest from 01.08.2019 onwards may be added by Estate Wing

AO (EW)

AO (PLG)

ATP

C.E.

G.M. (PLG)

GM (F&A)

CGM (Estate)

Managing Director