

CWP No.22018 of 2018

IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CWP No.22018 of 2018

Date of Decision: 17.08.2021

Jasbir Singh

...Petitioner

Versus

State of Haryana & others

...Respondents

CORAM: HON'BLE MR. JUSTICE AUGUSTINE GEORGE MASIH
HON'BLE MR. JUSTICE ASHOK KUMAR VERMA

Present: None for the petitioner.

Mr. Ankur Mittal, Addl. A.G., Haryana.

AUGUSTINE GEORGE MASIH, J.

By filing the present writ petition, petitioner has challenged notification dated 27.03.2001 (Annexure P-1) issued under Section 4 of the Land Acquisition Act, 1894 (hereinafter referred to as '1894 Act'), notification dated 26.03.2002 (Annexure P-2) issued under Section 6 of the 1894 Act and the award dated 22.03.2004 (Annexure P-4) as also the order dated 31.07.2017 (Annexure P-15) passed by the Administrator, HUDA-cum-Additional Director, Urban Estates, Haryana, Panchkula – respondent No.2, whereby the representation of the petitioner for release of his land as per Section 24 (2) of the Right of Fair Compensation and Transparency in the Land Acquisition, Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as '2013 Act') has been rejected.

2. It has been asserted in the writ petition that in the light of the provisions as contained in Section 24 (2) of 2013 Act, respondents having neither taken physical possession of the land nor have the compensation amount been disbursed, would render the land of the petitioner acquired vide

award dated 22.03.2004 (Annexure P-4) liable to be released, in view of Section 24 (2) of 2013 Act, especially when the petitioner has constructed his house thereon and is residing therein. It is further asserted that the land acquisition proceedings under 1894 Act would lapse. On this basis, it has been prayed that the order dated 31.07.2017 (Annexure P-15) cannot sustain and deserves to be set aside.

3. On the other hand, learned counsel for the respondents submits that for applicability of Section 24 (2) of 2013 Act, which would entitle the petitioner the benefit of release of land on the lapsing of the acquisition proceedings initiated under the 1894 Act, there should neither be physical possession taken nor compensation paid. If any of the two contingencies has been complied with, then the land acquisition proceedings under 1894 Act would not lapse. In this regard, counsel for the respondents has placed reliance upon the judgment of the Hon'ble Supreme Court in **Indore Development Authority Vs. Manoharlal and others** 2020 (AIR) SC 1496.

To substantiate this contention, counsel for the respondents has referred to the reply which has been filed by way of an affidavit of Land Acquisition Collector, Urban Estates, Panchkula, dated 22.02.2021, wherein it has been stated that the possession of the land was taken vide Rapat No.462, dated 22.03.2004, after the passing of the award dated 22.03.2004. It has further been asserted that out of the total amount of the award of Rs.6,32,91,532.55/-, an amount of Rs.6,24,13,952/- has already been disbursed. Rest of the amount i.e. Rs.8,77,580.55/- is lying deposited in the account of the Land Acquisition Collector. So far as the amount of compensation due to the petitioner is concerned, i.e. Rs.92,523/-, he had lifted the same vide cheque No.211097 dated 09.06.2004. It is also stated

that even the co-sharers of the petitioner have received the compensation amount.

4. His further contention is that the land of the petitioner affects the site on point No.7, as per approved layout plan of Sector-31, Panchkula Extension bearing Drawing No.DTP(P)914/05, dated 09.06.05 and khasra No.444 min. village Nada, Panchkula, falls in hilly area and therefore, the land of the petitioner cannot be released. Since the compensation amount has been duly deposited with the Land Acquisition Collector and further, the possession has been taken vide Rapat No.462, dated 22.03.2004, the deemed lapsing of acquisition under Section 24 (2) of 2013 Act would not apply. The writ petition, therefore, deserves to be dismissed.

5. We have considered the submissions made by the learned counsel for the parties and with their assistance have gone through the pleadings as well as the judgment passed by the Hon'ble Supreme Court in *Indore Development Authority's* case (supra).

6. The facts, as has been narrated above, have not been disputed. Notifications under Sections 4 and 6 of the 1894 Act were issued on 27.03.2001 and 26.03.2002 respectively, leading to the passing of the award dated 22.03.2004. Petitioner is owner of house situated in Hadbast No.NADA/199 and Khasra Nos.425, 443, 444 min and 445 and is seeking lapsing of acquisition with the aid of Section 24 (2) of 2013 Act.

Paras 244 and 245 of the judgment in *Indore Development Authority's* case (supra) deal with the vesting of the land in the State on taking of possession of the acquired land, for which the award has been passed free from encumbrances. The person retaining possession thereafter is to be treated as a trespasser as he does not have any right to continue in

possession of the land, which has vested in the State. Possession of the land has been taken vide Rapat Roznamacha No.462, dated 22.03.2004, thus, fulfilling one of the conditions with regard to the possession having been taken over especially in the light of the fact that the possession through rapat roznamacha has been held to be valid mode of taking possession of the land.

7. As regards the compensation amount is concerned, it has been specifically averred in the reply that out of the total amount of the award of Rs.6,32,91,532.55/-, an amount of Rs.6,24,13,952/- has already been disbursed. Rest of the amount i.e. Rs.8,77,580.55/- is lying deposited in the account of the Land Acquisition Collector. So far as the amount of compensation due to the petitioner is concerned, i.e. Rs.92,523/-, he had lifted the same vide cheque No.211097 dated 09.06.2004. It has also been stated that even the co-sharers of the petitioner have received the compensation amount. Therefore, it would not entitle the petitioner to assert that the amount of compensation has not been disbursed or received by him.

8. Para 203 of the judgment in *Indore Development Authority's* case (supra) deals with the word 'paid' and it has been concluded in para 206 that when the amount has been tendered, the obligation has been fulfilled by the Collector. In case a person does not collect the amount, he cannot take the benefit of the same by asserting that the amount has not been paid to him and as such, there is a lapse of proceedings.

Apart from that, it has been held in para 224 of the said judgment that word 'paid' used in Section 24 (2) of 2013 Act does not include within meaning the word 'deposited', which has been used for proviso to Section 24 (2). It has, therefore, been concluded that the acquisition would not lapse, if the compensation amount is deposited with

the Land Acquisition Collector, which is available for disbursement to the land owner(s).

That apart, since the land of the petitioners affects the site on point No.7, as per approved layout plan of Sector-31, Panchkula Extension bearing Drawing No.DTP(P)914/05, dated 09.06.05 and khasra No.444 min. village Nada, Panchkula, falling in hilly area, the land of the petitioners, in any case, cannot be released as it would directly affect the planning.

9. In the light of the fact that the possession stands taken by the petitioner vide rapat No.462, dated 22.03.2004 and the compensation amount stands received by him vide Cheque No.211097, dated 09.06.2004, benefit of Section 24 (2) of 2013 Act cannot be claimed nor granted to the petitioner.

10. In view of the above, we do not find any merit in the present writ petition and therefore, dismiss the same.

(AUGUSTINE GEORGE MASIH)
JUDGE

(ASHOK KUMAR VERMA)
JUDGE

17.08.2021

Harish

Whether speaking/reasoned:	Yes/No
Whether Reportable:	Yes/No