



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY,
NAGPUR BENCH, NAGPUR.**

FIRST APPEAL NO. 867 OF 2024

Sandip Bapurao Chatule,
Aged about 54 years, Occ.-Agriculturist,
R/o. Khumbharkinhi,
Tq. Darwha, District - Yavatmal.

.... **APPELLANT**

// VERSUS //

- 1) The State of Maharashtra,
Through Collector, Yavatmal,
Tq. & Dist. Yavatmal.
- 2) Sub-Divisional Officer and
Special Land Acquisition Officer,
Kumbharkinhi Project, Darwha,
Tq. Darwha, Dist. Yavatmal.
- 3) The Executive Engineer,
Minor Canal Division, Pusad,
Tq. Pusad, Dist. Yavatmal.

.... **RESPONDENTS**

Mr. A. B. Nakshane, Advocate for Appellant.
Mr. P. P. Pendke, Assistant Government Pleader for
Respondent Nos.1 and 2.
Mr. M. A. Kadu, Advocate for Respondent No.3.

CORAM : SANJAY A. DESHMUKH, J.

DATE : 23rd AUGUST, 2024.

ORAL JUDGMENT.

1. This appeal is preferred against the judgment and award passed by Civil Judge, Senior Division, Darwha, District Yavatmal dated 09.08.2016 in Land Acquisition Case No.2029/2004.

2. The challenge under this appeal is only about constructed area 48.96 sq. mtr., situated at village Kumbharkinhi, Taluka Darwha, District Yavatmal was acquired for public purpose under Kumbharkini project. Under the same project, other lands as well as constructed houses were acquired under the same notification and same purposes.

3. Learned Advocate for the appellant pointed out the judgment passed by this Court in ***First Appeal No.364/2016*** (*Ganesh Pundlik Deeve Vs. Executive Engineer, Kumbharkinhi Dam Division Pusad, Tq. Pusad Distt. Yavatmal and others*) dated 22.02.2021, wherein this Court after considering parity enhanced the compensation regarding constructed structure of the same village at the rate of Rs.3200/- per sq. mtr. He, therefore, prayed to award the same rate to the appellant.

4. Perused the impugned judgment and the judgment of this Court dated 22.02.2021, passed in First Appeal No.364/2016.

5. Heard learned Advocate Mr. A. B. Nakshane for appellant, learned Assistant Government Pleader Mr. P. P. Pendke for respondent Nos.1 and 2 and learned Advocate Mr. M. A. Kadu for respondent No.3.

6. The admitted facts are that house No.30 of village Kumbharkinhi, Tahsil Darwha, District Yavatmal was acquired admeasuring 93.60 sq.mtr. open plot area and 48.96 sq. mtr. constructed area by notification dated 06.11.1997 according to the award passed on 30.12.2000. By the award of Land Acquisition Officer total compensation amount of Rs.90,119/- was awarded to the appellant. Feeling aggrieved, the applicant has filed reference. The learned reference Court enhanced the amount and awarded compensation @ Rs.240/- per sq.mtr. for open plot area and Rs.2450/- per sq.mtr. for constructed area. However, after appreciation of the evidence of the expert, this Court in the case of *Ganesh Pundlik Deeve* (cited supra) considered Rs.3,200/- per sq. mtr. rate for constructed area of same village. In my view, this appeal is fully covered by the decision rendered by this Court in the above appeal dated 22.02.2021. The appellant is also entitled for same rate of compensation. Considering this fact and applying the principle of parity, the appeal deserves to be partly allowed. The impugned judgment and award of the Reference Court deserves to be partly set aside and modified.

7. The appeal is **partly allowed**.

8. The appellant is entitled for compensation at the rate of **Rs.3,200/-** per sq. mtr. for the constructed area of **48.96** sq. mtr., to that extent impugned judgment and award is modified along with statutory benefits, except the period for which the delay was caused in filing the appeal and it was condoned by this Court by order dated 21.08.2024.

9. The respondent No.3 is directed to calculate the appropriate compensation as per above rate and deposit the remaining amount in this Court within six months.

10. The appellant is required to pay the deficit Court fee, if any, on the enhanced amount of compensation.

11. After depositing the amount, the appellant is entitled to withdraw the same and no any further application or order is required for directions to the registry.

12. The registry is directed accordingly to pay that amount.

13. The appeal is **disposed of** accordingly.

(SANJAY A. DESHMUKH, J.)