



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

FIRST APPEAL NO. 609 OF 2024

Shri Daulat Champat Dhoke (Dead)
through his legal representatives :

- 1) Smt. Devakabai Daulat Dhoke,
Aged about 81 years, Occ.-Housewife,
- 2) Shri Sham Daulat Dhoke,
Aged about 56 years, Occ.-Agriculturist,
- 3) Shri Shankar Daulat Dhoke,
Aged about 51 years, Occ.-Agriculturist,

Nos.1 to 3 R/o. Thakli,
Tq. Darwha, District – Yavatmal.
- 4) Sau. Suvarna Raju Ghogale,
Aged about 53 years, Occ.-Housewife,
R/o. Talap, Tq. Manora, Dist.Washim.
- 5) Sau. Shila Suresh Holgare,
Aged about 49 years, Occ.-Agriculturist,
R/o. Karli, Tq. Manora, Dist. Washim.

.... **APPELLANTS**

// VERSUS //

- 1) State of Maharashtra,
Through Collector, Yavatmal,
Tq. & Dist. Yavatmal.
- 2) Special Land Acquisition Officer,
Kumbharkinh Project, Darwha,
Tq. Darwha, Dist. Yavatmal.
- 3) The Executive Engineer of
Kumbharkinh Dam Division, Pusad,
Tq. Pusad, Dist. Yavatmal.

.... **RESPONDENTS**

Mr. I. M. Ghongade, Advocate for Appellants.
Mr. P. P. Pendke, Assistant Government Pleader for Respondent
Nos.1 and 2.
Mr. T. M. Zaheer, Advocate for Respondent No.3.

CORAM : SANJAY A. DESHMUKH, J.

DATE : 16/07/2024.

ORAL JUDGMENT.

1. This appeal is preferred against the judgment and award passed by Civil Judge, Senior Division, Darwha, District Yavatmal dated 30.11.2013 in Land Acquisition Case No.2111/2004.

2. The challenge under this appeal is only about constructed area 60.68 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 appellants pointed out the judgment in ***First Appeal No.364/2016*** (*Ganesh Pundlik Deeve Vs. Executive Engineer, Kumbharkinhi Dam Division Pusad, Tq. Pusad Distt. Yavatmal and others*) dated 22nd February, 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 appellants.

4. Perused the impugned judgment and the judgment of this Court dated 22nd February, 2021 passed in First Appeal No.364/2016.

5. Heard learned Advocate for both sides.

6. The admitted facts are that house No.21 of village Kumbharkinhi, Tahsil Darwha, District Yavatmal was acquired admeasuring 60.68 sq. mtr. constructed area and 40.63 sq. mtr. open plot area, by notification dated 6.11.1998 according to the award passed on 30.12.2000. By the award of Land Acquisition Officer, Rs.80/- per sq.mtr. to open plot area and an amount of Rs.36,628/- for construction thereby, total amount of Rs.74,242/- was granted as compensation to the appellants. The appellants was not satisfied with the award, therefore, filed reference before the Civil Judge, Senior Division, Darwha. The Reference Court granted Rs.240/- per sq.mtr. for open plot and Rs.1200/- per sq. mtr for construction. 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. The appellants are 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 appellants are entitled for compensation at the rate of **Rs.3,200/-** per sq. mtr. for the constructed area of **60.68** 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.

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 month from today.

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

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

12. The appeal is **disposed of**.

(SANJAY A. DESHMUKH, J.)