



IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
BENCH AT AURANGABAD

937 CIVIL APPLICATION NO. 7917 OF 2025 (DELAY)  
IN FAST/18050/2025

BHIKAN KHANDERAO PATIL

VERSUS

THE SPECIAL LAND ACQUISITION OFFICER (GENERAL) DHULE AND ANR

...

Ms. Kirti Deshpande h/f. Mr. M. M. Bhokarikar, Advocate for Applicant  
Mr. S. V. Hange, AGP for Respondents-State

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**CORAM : AJIT B. KADETHANKAR, J.**

**DATE : 23.09.2025**

**PER COURT :-**

1. Feeling aggrieved by the judgment and award dated 21.03.2024, passed by the learned Civil Judge, Senior Division, Dhule in Land Acquisition Reference No.35 of 2010, the original claimant/applicant has preferred this First Appeal seeking enhancement in the award compensation.
2. Nobody appeared for respondent no.2 despite service of notice.
3. This is an application seeking condonation of delay for 357 days caused in filing the present First Appeal.
4. The applicant submits that his source of earning and livelihood has been taken away due to compulsory acquisition of his property. That, very meager amount was awarded to the applicant by the Competent Authority. That even, the learned Reference Court has also not granted adequate enhancement to the applicant. Hence, present First Appeal is filed by the

applicant. However, due to lack of legal knowledge, general awareness of the proceedings and poor financial conditions despite a wish to get enhanced compensation, he could not approach for legal advice, nor could he file the present appeal well within limitation or at the earliest thereafter. With this, the applicant seeks condonation of delay caused in filing present appeal.

5. Per contra, the respondents oppose condonation of the delay, contending that the application and appeal are filed afterthought and they are filed with sole object to earn more money on sympathy.

6. Upon having heard the parties, I am of the considered view that enhancement by way of First Appeal is a statutory right of claimant. The farmers, whose agricultural land has been acquired, must get adequate opportunity to claim for adequate and proportionate enhancement in the compensation. For that, technicality of delay must not be a hurdle.

7. Profitable reference can be made to the judgment and order passed by the Supreme Court in the case of **Suresh Kumar Vs. State of Haryana and ors., (Civil Appeal arising out of (C) No.670/2020) and connected matters decided on 23.04.2025**. Their Lordships, after considering series of judgments, have observed in paragraph 11, as follows :-

*“11. In all judgments referred supra, the common thread that can be observed is that delay is not a reason to deny the land losers*

*their compensation, which is just, fair and reasonable for the land they have lost.”*

8. Thus, for the reasons stated above, I am inclined to condone the delay, caused in filing the First Appeal. Hence, following order:

- a. Delay of 357 days, caused in filing First Appeal against the judgment and award dated 21.03.2024, passed by the learned Civil Judge, Senior Division, Dhule in Land Acquisition Reference No.35 of 2010 is hereby condoned.
- b. Civil Application stands allowed.
- c. Registry to register the appeal, subject to removal of office objections, if any, by the applicant, within two weeks from today, failing to which the registration of the appeal shall stands de-registered without reference to the Court.

**FIRST APPEAL STAMP NO.18050 OF 2025**

1. Heard.
2. **Admit.**
3. Issue notice to the respondents. Learned AGP waives service of notice for respondent no.1.
4. Call Record and Proceeding.

**[AJIT B. KADETHANKAR, J.]**