



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
BENCH AT AURANGABAD

FIRST APPEAL NO. 325 OF 2014

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Kernath Raosaheb Sonwane,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

WITH
X-OBJECTION NO. 129 OF 2022
IN FA/325/2014

Kernath Raosaheb Sonwane,
Age-55t, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPELLANT
(Ori. Res. In F. A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

**AND
FIRST APPEAL NO. 2058 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Madhav Sugriv Bhosale,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. B. K. Pawar, Advocate for Respondent

**WITH
CIVIL APPLICATION NO. 11422 OF 2013 IN FA/2058/2014
WITH
X-OBJECTION NO. 161 OF 2025
IN FA/2058/2014**

Madhav Sugriv Bhosale,
Age-61, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPELLANT
(Ori. Claimant)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Resp. no.1 & 2)

**AND
FIRST APPEAL NO. 2057 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Shantabai Devidas Bhosale,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**WITH
X-OBJECTION NO. 162 OF 2025
IN FA/2057/2014**

Shantabai Devidas Bhosale,
Age-68 years, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPELLANT
(Ori. Res. In F.A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

**AND
FIRST APPEAL NO. 2059 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Meenakshi Madhav Bhosale,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. B. K. Pawar, Advocate for Respondent
Mr. V. V. Ingale, Advocate for Cross Objector

**WITH
CIVIL APPLICATION NO. 11426 OF 2013 IN FA/2059/2014
WITH
X-OBJECTION NO. 160 OF 2025
IN FA/2059/2014**

Meenakshi Madhav Bhosale,
Age-50 years, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPLICANT
(Ori. Claimant)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Resp. No.1 to 2)

**AND
FIRST APPEAL NO. 326 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Mohan Rangrao Sonavane,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**X-OBJECTION NO. 10422 OF 2017
IN FA/326/2014**

Mohan Rangrao Sonavane,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPLICANT
(Ori. Claimant)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Resp. No.1 to 2)

**AND
FIRST APPEAL NO. 327 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

- Shrimati Rajabai Narayan Sonwane, [Died through LR's]
- 1A. Chitrakala Balasaheb Suryawanshi,
Age-45, Occu. Household,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1B. Rupwati Baburao Rankhamb,
Age-50, Occu. Household,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1C. Govind Narayan Sonwane,
Age-40, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENTS
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**X-OBJECTION NO. 123 OF 2022
IN FA/327/2014**

- Shrimati Rajabai Narayan Sonwane, [Died through LR's]
- 1A. Chitrakala Balasaheb Suryawanshi,
Age-45, Occu. Household,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1B. Rupwati Baburao Rankhamb,
Age-50, Occu. Household,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

- 1C. Govind Narayan Sonwane,
Age-40, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....**APPELLANTS**
(Ori. Res. In F.A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....**RESPONDENTS**
(Ori. Appellants)

AND

FIRST APPEAL NO. 329 OF 2014

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....**APPELLANTS**
(Ori. Respondents)

VERSUS

Sunita Uddhavrao Sonwane,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....**RESPONDENT**
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**WITH
X-OBJECTION NO. 122 OF 2022
IN FA/329/2014**

Sunita Uddhavrao Sonwane,
Age-52 Years, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPELLANT
(Ori. Res. In F.A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

**AND
FIRST APPEAL NO. 330 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Govind Narayan Sonavane,
Age-Major, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**WITH
X-OBJECTION NO. 130 OF 2022
IN FA/330/2014**

Govind Narayan Sonavane,
Age-Major, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPELLANT
(Ori. Res. In F.A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

**AND
FIRST APPEAL NO. 328 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Nehru Baburao Sonwane, [Died] thr. LRs.

- 1A. Shrimati Ushabai Nehru Sonwane,
Age-30 yrs, Occu. Household & Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1B. Ku. Tanuja Nehru Sonwane,
Age-16 yrs, U/G Mother Shrimati Ushabai Nehru Sonwane,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

- 1C. Vikram Nehru Sonwane,
Age-14 yrs, U/G Mother Shrimati Ushabai Nehru Sonwane,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....**RESPONDENT**
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent Nos. 1a To R/1c

WITH
X-OBJECTION NO. 9 OF 2022
IN FA/328/2014

Nehru Baburao Sonwane, [Died] thr. LRs.

- 1A. Shrimati Ushabai Nehru Sonwane,
Age-55 yrs, Occu. Household & Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1B. Ku. Tanuja Nehru Sonwane,
Age-16 yrs,
Minor thr. Her natural Guardian
Ushabai w/o Nehru Sonwane,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.
- 1C. Vikram Nehru Sonwane,
Age-14 yrs,
Minor thr. his natural Guardian
Ushabai w/o Nehru Sonwane,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....**APPLICANTS**
(Ori. Res. In F. A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....**RESPONDENTS**
(Ori. Appellants)

**AND
FIRST APPEAL NO. 2060 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Annarao Laxman Bhosale,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**WITH
X-OBJECTION NO. 128 OF 2022
IN FA/2060/2014**

Annarao Laxman Bhosale,
Age-63 Years, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPLICANTS
(Ori. Res. In F. A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

**AND
FIRST APPEAL NO. 2061 OF 2014**

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....APPELLANTS
(Ori. Respondents)

VERSUS

Jagannath Vishwanath Sonwane,
Age-Adult, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....RESPONDENT
(Ori. Claimant)

Mr. D. J. Patil, AGP for Appellant-State
Mr. V. V. Ingale, Advocate for Respondent

**WITH
X-OBJECTION NO. 119 OF 2022
IN FA/2061/2014**

Jagannath Vishwanath Sonwane,
Through Power of Attorney Holder
Bhalchandra s/o Jagannath Sonwane
Age-48 Years, Occu. Agriculture,
R/o Kavatha Tal. Omerga, Dist. Osmanabad.

.....APPLICANTS
(Ori. Res. In F. A.)

VERSUS

1. The State Of Maharashtra
Through The Collector, Osmanabad
2. The Special Land Acquisition Officer,
Manjara Project, Osmanabad,
Dist. Osmanabad

.....RESPONDENTS
(Ori. Appellants)

CORAM : SANJAY A. DESHMUKH, J.

DATED : 18th DECEMBER, 2025

ORAL JUDGMENT :-

1. All these appeals are filed by the State and its authorities against the common judgment and award dated 05.10.2011, passed in the following Land Acquisition References by the learned Reference Court at Omerga, District Osmanabad.

Sr. No.	Reference No.	Name of Applicant	Survey No.	Area of acquired land
1	12/2008	Kernath Raosaheb Sonawne	55	1 H 36 R
2	10/2008	Madhav Sugriv Bhosale	55	1 H 37 R
3	07/2008	Shantabai Devdas Bhosale	55	0 H 34 R
4	16/2008	Meenakshi Madhav Bhosale	55	0 H 90 R
5	06/2008	Mohan Rangrao Sonawne	55	0 H 45.5 R
6	08/2008	Rajabai Narayan Sonawne Thr. LRs, Chitrakala & Ors	55	1 H 37 R
7	09/2008	Sunita Uddhavrao Sonawne	55	0 H 35 R
8	14/2008	Govind Narayan Sonawne	55	2 H 28 R
9	13/2008	Nehru Baburao Sonawne Thr LRs. Smt. Ushabai & Ors	55	0 H 45.5 R
10	15/2008	Annarao Lakshman Bhosale	55	1 H 1 R
11	11/2008	Jagganath Vishwanath Sonawne	55	0 H 68 R

2. Cross Objection Nos.10422 OF 2017 and 123 of 2022 are not on board. Upon being mentioned taken on board.

3. Cross Objections are filed by the original claimants, raising their grievance that the learned Reference Court has granted inadequate compensation i.e. Rs.04 per square foot to the claimants for their acquired lands.

3. Learned A.G.P. for the appellants in the First Appeals submitted that considering the quality and the market price of the acquired lands, the compensation granted by the learned Reference Court is exorbitant. He therefore, prayed to allow the appeals and set aside the impugned judgment and award.

3. Learned advocate for the claimants submitted that the learned Reference Court has not considered the quality of the land and without considering the same, has awarded meager amount of compensation. Learned advocate for the claimants submitted that the learned Reference Court has not considered the N.A. potentiality of the lands and more particularly, that lands are adjacent to Latur - Gulbarga highway, having commercial value. He further pointed out that the judgment of this Court delivered in first appeal No. 766 of 2013 in which this Court awarded the compensation at the rate of Rs.20/- per sq. ft. and enhanced the amount of compensation alongwith other benefits. He therefore, prayed for enhancement of the compensation on the principle of parity in view of judgment and award passed by this Court in first appeal No. 766 of 2013, decided on 24.09.2025 (***Manohar Kedari Sawant vs. the State of Maharashtra and others***) on the principle of parity. Therefore, interference is warranted in the impugned judgment and award. It is lastly prayed to allow the Cross Objections by modifying the impugned judgment and

award of the learned Reference Court.

4. Perused the record and proceedings. Considering the reasons stated in the impugned judgment and award by the reference court and in the case of *Manohar (supra)* it would be proper to grant compensation at the rate of Rs.20/- sq. ft. with all exclusions to the claimants on the principle of parity as the claimants' lands are similarly situated near to the highway having commercial potentiality. The First Appeals therefore, deserve to be dismissed and the Cross Objections deserve to be allowed by partly setting aside the impugned judgment and awards. Hence the following order:-

ORDER

- a. The First Appeals are dismissed.
- b. The Cross Objections are allowed. The impugned judgments and awards are partly modified as under:
- c. The applicants-claimants are entitled to receive compensation @ Rs.20/- per sq. ft. without any deduction as held in the order passed by this Court in First Appeal No. 766 of 2013.
- d. The claimants are also entitled to receive the statutory benefits as provided in the Land Acquisition Act.

- e. If the delay is condoned by this Court while entertaining the Cross Objections, the claimants shall not be entitled for interest amount and other statutory benefits for the period of delay.
- f. The respondents-Acquiring Authority shall deposit the enhanced amount of compensation within eight weeks from today with interest accrued thereon.
- g. Pending civil applications, if any, also stand disposed of.

(SANJAY A. DESHMUKH, J.)