

2025:PHHC:158065



RFA No.3810 of 1999 (O&M) with other connected cases

**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

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1. RFA No.3810 of 1999 (O&M)
Date of Decision: 14.11.2025

PSEB through Sr. XEN (Civil) Ropar Hydro Power HousesAppellant(s)
Vs
Gurdas Singh @ Gurdas (deceased) through his LR's and Ors. ...Respondent(s)

2. RFA No.3811 of 1999 (O&M)

PSEB through Sr. XEN (Civil) Ropar Hydro Power HousesAppellant(s)
Vs
Gurdas Singh @ Gurdas (deceased) through his LR's and Ors. ...Respondent(s)

3. RFA No.3812 of 1999 (O&M)

PSEB through Sr. XEN (Civil) Ropar Hydro Power HousesAppellant(s)
Vs
Krishna Devi (deceased) through her LR's and Ors. ...Respondent(s)

CORAM: *HON'BLE MR. JUSTICE HARKESH MANUJA*

Present: Mr. Karmanbir Singh Kharbanda, Advocate
for the appellant(s).

Mr. Gunjan Mehta, Addl. A.G., Punjab.

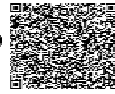
Mr. Vikas Mohan Gupta, Advocate
for the respondent(s)/landowner(s).

HARKESH MANUJA, J. (Oral)

CM-2794-CI-2024 in RFA-3810-1999

Prayer made in the application is for impleading the applicant(s) as legal representative(s) of respondent No.1-Gurdas Singh, who died on 19.03.2001.

For the reasons mentioned in the application, the same is allowed, subject to all just exceptions and the applicant(s) as mentioned in paragraph No.2



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of the application are ordered to be impleaded as legal representative(s) of respondent-Gurdas Singh (deceased) in order to pursue the present case.

Amended memo of parties is taken on record.

Registry to do the needful.

Main appeals

[1]. Vide this common order, the aforementioned Regular First Appeals are being decided as the same have arisen out of common acquisition/Award involving identical facts and question of law. For the sake of brevity, facts are being taken from RFA No.3810 of 1999.

[2]. By way of present appeal(s), challenge has been laid to the Award dated 15.09.1999 passed by the learned Addl. District Judge, Rupnagar (hereinafter to be referred as the 'Reference Court'), whereby Reference Petition filed under Section 18 of the Land Acquisition Act, 1894 (for short 'the 1894 Act') at the instance of the landowner was partly allowed while granting him the benefit of enhanced market value @ Rs.1,45,600/- per acre for chahi land and Rs.1,37,760/- per acre for *barani* land besides awarding statutory benefits/interest as provided under the 1894 Act.

[3]. As a matter of fact, this Court vide its decision dated 19.12.2007 passed in **RFA No.3370 of 1999** titled '**Atma Ram and Another Vs. State of Punjab and Another**' has already adjudicated upon the determination of market value with respect to the same acquisition pertaining to the same Notification dated 18.06.1991 issued under Section 4 of the 1894 Act of this very revenue estate of village Malikpur, Hadbast No.35, Tehsil and District Ropar wherein also the land was acquired for the same public purpose namely for construction of Hydel



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Channel of Satluj Yamuna Link Ropar Power House by the appellant/PSEB and the assessment was made @ Rs.6,05,000/- per acre in favour of the respondent(s)/landowners and the appeals filed by the appellant/State were dismissed. The relevant part thereof is extracted hereunder:-

“In view of the aforesaid discussion, the market value of the land that is subject matter of the present cases is assessed at Rs.6,05,000/- per acre. The claimant-land owners would also be entitled to all other statutory benefits admissible to them in accordance with law.

As a result of the aforementioned decision, the appeals filed by the claimants are allowed whereas the appeals filed by the State are dismissed.”

[4]. Accordingly, in view of the discussion made herein above, the appeals preferred at the instance of appellants-PSEB are hereby dismissed.

[5]. All pending application(s), if any, shall also stand disposed of.

November 14, 2025
Atik

(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No