



RFA No.5592 of 2015 (O&M)

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

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RFA No.5592 of 2015 (O&M)

Date of Decision: 12.11.2025

RANDHIR SINGH AND ORS.**Appellant(s)****Vs****UNION OF INDIA AND ORS.****...Respondents****CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA**

Present: Mr. Rajesh Sharma, Advocate for
Mr. Balkar Singh, Advocate for the appellants.

Mr. Anil Chawla, Sr. Panel Counsel,
for the respondents/Union of India.

Mr. Abhinash Jain, D.A.G., Haryana.

HARKESH MANUJA, J. (Oral)

[1]. By way of present appeal(s), challenge has been laid to the Award dated 31.01.2014 passed by the learned Addl. District Judge, Sonapat (hereinafter to be referred as the 'Reference Court'), whereby Reference Petitions filed under Section 18 of the Land Acquisition Act, 1894 (for short 'the 1894 Act') at the instance of the appellants/landowners was partly allowed while granting them benefit of enhanced market value @ Rs.20,80,000/- per acre qua the acquired land besides awarding other statutory benefits/interest in their favour as provided under the 1894 Act.

[2]. Learned counsel for the parties are ad *idem* that the matter with respect to the determination of market value stands adjudicated upon by this Court vide its decision dated 16.02.2016 passed in **RFA No.3397 of 2014** titled as **"Katar Singh and others vs. State of Haryana and others"** whereby the similarly situated landowners pertaining to the same acquisition proceedings have been held entitled for the enhanced amount of compensation @ Rs.24,45,465/- per acre besides damages against severance of land @ Rs.50% of the market value as assessed by the Court, along with all statutory benefits. Relevant portion from the aforementioned judgment is extracted hereunder:-



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“Considering the peculiar facts and circumstances of the cases noted above, coupled with the reasons aforementioned, this Court is of the considered view that all the appeals filed by the land owners deserve to be partly accepted and the same are hereby allowed to the extent indicated above. The land owners in the appeals arising out of acquisition dated 18.03.2009 as well as the land owners in the appeals arising out of the acquisition dated 08.06.2009, are held entitled to receive the compensation for their acquired land, at the uniform rate of Rs.24,45,465/- per acre, from the date of notification under Section 4 of the Act. They are also held entitled to receive 50% of the abovesaid market value on account of severance charges. Besides this, the land owners, in both these acquisitions, shall be entitled for all the statutory benefits available to them, under the relevant provisions of the Act.”

[3]. In view of the stand taken by both the sides on facts and applying the principle of parity and for grant of just and fair compensation, the present appeal is partly allowed in terms of the aforementioned decision i.e. **Katar Singh and others vs. State of Haryana and others**’ case (supra) and the appellants/landowners are held entitled for similar amount of market value @ Rs.24,45,465/- per acre besides damages against severance of land @ Rs.50% of the market value as assessed by the Court, as has been awarded to other similarly situated landowners; along with all statutory benefits and interest available under the amended provisions of Land Acquisition Act, 1894 as applicable to the present acquisition.

[4]. Pending application(s), if any shall also stand disposed of.

November 12, 2025
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(HARKESH MANUJA)
JUDGE

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