



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

**RA-CW No. 395 of 2024 (O&M) in
CWP No. 5139 of 2020
Date of Decision: 31.10.2025**

Veenu Calvin Bhatti

..... Petitioner

Versus

State of Haryana and others

..... Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Saurabh Mago, Deputy Advocate General, Haryana
for the review applicants-respondent Nos. 1 to 4.

Mr. Sandeep Sharma, Advocate and
Mr. Rohan Moudgil, Advocate
for the non-applicant/petitioner.

HARKESH MANUJA, J. (ORAL)

The applicants-respondent Nos. 1 to 4/State of Haryana seek
review of the order dated 02.11.2023 passed in the main writ petition.

[2] Learned counsel for the non-applicant/petitioner points out
that in the detailed order dated 07.08.2025 passed by this Court, khasra
Nos.19//10 & 19//2 instead of 90//10 & 90//2 in para Nos. 3, 5, 6.1 & 6.2
have been wrongly mentioned, thus, prays for necessary correction.
Learned counsel for the applicants does not object to it.

[3] After perusing the case file, it appears that the aforesaid is
an inadvertent typographical error and accordingly, the same is ordered to
be corrected, while mentioning khasra Nos. 90//10 & 90//2 instead of
19//10 & 19//2 wherever required in the order dated 07.08.2025.

[4] Further, in pursuance of the order dated 07.08.2025, vide CM No. 14137-CWP-2025 certain jamabandis and sale deeds have been produced on record by the applicants-respondents/State of Haryana.

[5] Both the learned counsel(s) are *ad idem* that as per the above-mentioned record, the predecessor-in-interest of the petitioner became owner of the property forming part of khasra No. 90//2 measuring 2 kanal 19 marla i.e. the subject land vide sale deed dated 23.05.1986 and, at best, in terms of the Writ Court's order, he is entitled for damages qua the said land with effect from 23.05.1986 till 09.03.2003, i.e. the date of notification under Section 4 of the Land Acquisition Act, 1894 (**for short "1894 Act"**), whereby the subject land was sought to be acquired for the benefit of Industries Department, State of Haryana.

[5.1] However, with respect to quantification of damages, learned counsel for the applicants-State of Haryana submits that it cannot be done by grant of interest over compensation amount and thus contends that the matter be referred to the Land Acquisition Collector for the same.

[6] In this regard, relying upon a decision dated 09.03.2016 rendered by the Hon'ble Apex Court in ***Civil Appeal Nos. 1867-1872 of 2009*** in case ***"Balwan Singh & Ors. Versus Land Acquisition Collector & Anr."*** and especially to put an end to the long-drawn litigation and also to arrest any further delay, the petitioner is held entitled for award of additional interest by way of damages at the rate of 15% per annum for the period between 23.05.1986 till 09.03.2003, i.e. the date of notification under Section 4 of the 1894 Act. Relevant paras-1 & 4 from the decision

passed in *Balwan Singh's case (supra)* which are to the similar effect, are extracted hereunder:-

1. *The short issue arising for consideration in this appeal is whether the appellants are entitled to interest for the period from the date of dispossession to the date of Notification under Section 4(1) of the Land Acquisition Act, 1894 (For short 'the Act'). That issue is no more res integra. In the case of R.L. Jain (D) by Lrs. Vs. DDA & Ors. reported in (2004) 4 SCC 79 at paragraph 18, this Court has taken the view that the land owner is not entitled to interest under the Act. However, it has been clarified that the land owner will be entitled to get rent or damages for use and occupation for the period the Government retained possession of the property.*
- 2 & 3. *XXXXX*
4. *Following the above view taken by this Court, these appeals are disposed of directing the respondents to award additional interest by way of damages, at the rate of 15% per annum for the period between 1.7.1984, the date when the appellants were dispossessed till 2.9.1993, the date of Notification under Section 4(1) of the Act."*

[7] Consequently, the present review application is hereby **disposed off**. The needful exercise towards calculation and disbursal of damages be carried out by the District Revenue Officer, Gurugram within two months from the date of receipt of certified copy of this order. It is made clear that the amount already released in favour of the petitioner by the respondents shall be adjusted and if at all any excess amount stands paid, the same needs to be refunded with interest at the same rate.

[8] Since the main review itself has been decided, therefore, no orders are required to be passed in the pending application(s) including

condonation of delay of 291 days in filing the review application and the same stand disposed off.

October 31, 2025
'dk kamra'

(HARKESH MANUJA)
JUDGE

<i>Whether Speaking/reasoned</i>	<i>Yes/No</i>
<i>Whether Reportable</i>	<i>Yes/No</i>