



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
BENCH AT AURANGABAD

1 FIRST APPEAL NO. 220 OF 2026

ARVIND VITTHALRAO SHINDE

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellant
Mr. S. N. Morampalle, AGP for Respondent/s-State
Mr. A. N. Gaddime, Advocate for Respondent No.3

AND

2 FIRST APPEAL NO. 222 OF 2026

SHIVAJI BHANUDAS PARDHI

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellant
Mr. N. D. Raje, AGP for Respondent/s-State
Mr. Anand Chawre, Advocate for Respondent No.3

AND

3 FIRST APPEAL NO. 224 OF 2026

UKANDI KISHAN KAMBLE

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellant
Mr. S. V. Hange, AGP for Respondent/s-State
Mr. S. S. Dande, Advocate for Respondent No.3

WITH

FIRST APPEAL NO. 223 OF 2026

ASHAMATI VITTHALRAO WARADE AND OTHERS

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Bhise Vitthal Dnyanoba, Advocate for Appellant

Mr. S. V. Hange, AGP for Respondent/s-State

Mr. M. S. Kulkarni, Advocate for Respondent No.3

AND

4 FIRST APPEAL NO. 228 OF 2026

DIGAMBAR RAMRAO LANGOTE

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellant

Mr. S. N. Morampalle, AGP for Respondent/s-State

Mr. A. D. Gade, Advocate for Respondent No.3

WITH

FIRST APPEAL NO. 227 OF 2026

PRASAD EKNATHRAO BOCHARE AND ANR

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellants

Mr. S. N. Morampalle, AGP for Respondent/s-State

Mr. B. V. Virdhe, Advocate for Respondent No.3

WITH

FIRST APPEAL NO. 226 OF 2026

PANDURANG BABURAO PARDHI AND ANOTHER

VERSUS

THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...

Mr. Bhise Vitthal Dnyanoba, Advocate for Appellant
Mr. S. N. Morampalle, AGP for Respondent/s-State
Mr. S. P. Sonpawale, Advocate for Respondent No.3

**WITH
FIRST APPEAL NO. 225 OF 2026**

SARJERAO BHAGWAN PARDHI AND ANOTHER
VERSUS
THE STATE OF MAHARASHTRA THROUGH THE COLLECTOR, PARBHANI
AND OTHERS

...
Mr. Bhise Vitthal Dnyanoba, Advocate for Appellants
Mr. S. N. Morampalle, AGP for Respondent/s-State
Mr. M. S. Kulkarni, Advocate for Respondent No.3
...

CORAM : SHAILESH P. BRAHME, J.
DATE : 06.02.2026

PER COURT :-

- . Heard both sides.
2. Appellants are challenging judgment and award passed in their respective references. They are claiming enhancement of the compensation and the benefit of escalation on the ground of parity. For that purpose, reliance is placed on consistent view being taken by this Court in numerous matters. One such elaborate judgment is passed in the matter of **Pralhad Annasaheb Nirwal vs. State of Maharashtra and others** in **First Appeal No.1778 of 2024** with connected matters on 11.12.2025.
3. Learned counsel for the respondents would oppose the

submissions. It is submitted that the ground of parity is not attracted in the appeal. Appellants have failed to make a case for enhancement and the appeal is liable to be rejected.

4. In the present case, the lands from village Borgaon, Taluka Selu, District Parbhani, have been acquired for 'Nimna Dudhana Project'. The lands have been classified as non-irrigated land and semi-irrigated land. The classification has not been disputed by both the parties. The notification under Section 4 of the Land Acquisition Act, 1894, was issued on 01.02.2007 which is relevant for determining the escalation.

5. Following are the material particular of the appeal :

FA No.	LAR No.	Gut No.	Total Acquired area	Notification u/s.4	Award u/s. 11 date	SLAO rate as per award	Ld. Reference Court enhanced rate per R	Type of land Ld. Reference Court awarded			
								Dry	Semi irrigated	Irrigated	Pot kharab
220/2026 Arvind V. Shinde	96/2010 (23.06.2024)	107	01H 89R	01.02.2007	30.04.2008	Rs.1,500/-	Rs.3,500/- Seasonally irrigated land		01H 89R		
222/2026 Shivaji B. Pardhi	97/2010 (23.06.2015)	40	01H 05R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.3,500/- Seasonally irrigated land		01H 05R		
224/2026 Ukandi K. Kamble	108/2010 (24.06.2015)	43	00H 78R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,100/- Dry land	00H 78R			
223/2026 Ashamati V. Warde	102/2010 (24.06.2015)	41	00H 95R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,100/- Dry land	00H 95R			
228/2026 Digambar R. Langote	42/2011 (24.06.2015)	13	01H 16R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,250/- Dry land	01H 16R			

227/2026 Prasad E. Bohare & Ors	89/2010 (24.06.2015)	102	01H 41R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,250/- Dry land	01H 41R			
226/2026 Pandurang B. Pardhi & Ors	109/2010 (24.06.2015)	102	00H 94R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,250/- Dry land	00H 94R			
225/2026 Sarjerao B. Pardhi & Ors	92/2010 (24.06.2015)	22	00H 87R	01.02.2007	30.04.2008	Rs.1,220/-	Rs.2,250/- Dry land	00H 87R			

6. This Court has taken consistent view in the matter of acquisitions of lands from cluster of villages for 'Nimna Dudhana Project'. After considering all aspects of the matter, rate of Rs.2,500/- per Are for Jirayat land Rs.3,750/- per Are for Semi irrigated land, Rs.5,000/- for per Are irrigated land and Rs.1,250/- per Are for pot kharab land have been arrived at. The benefit of escalation has also been granted in numerous cases. Present case is squarely covered by one such common judgment of **Pralhad Annasaheb Nirwal** (supra). Appellants are entitled to receive rate of Rs.7,022/- per Are for non-irrigated land, Rs.10,533/- per Are for semi-irrigated land and escalation for 10 years, 10 months, 01 days at the rate of 10% per annum. The payment of interest shall be governed by the decision of full bench in **State of Maharashtra Vs. Kailash Shiva Rangari [2016 AIR (Bom.)141]**. I, therefore, pass following order :

ORDER

- a. First Appeals are allowed partly.
- b. The appellants shall be entitled to receive rate of Rs.7,022/- per Are for non-irrigated land, Rs.10,533/- per Are for semi-irrigated land.
- c. The appellants shall not be entitled to the interest and statutory benefits for the delayed period as well as lapses i.e. from 28.07.2022 to 02.12.2022.
- d. The appellants shall be entitled to the interest under Section 28 and 34 of the Land Acquisition Act, 1894 as per full bench judgment of **State of Maharashtra Vs. Kailash Shiva Rangari [2016 AIR (Bom.)141]**.
- e. Save and except above modification, the impugned judgment and award shall stand unaltered.
- f. Record and Proceeding be sent back to the Reference Court.
- g. The appellants shall pay deficit court fees.
- h. Award be drawn accordingly.

(SHAILESH P. BRAHME, J.)