



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
BENCH AT AURANGABAD**

904 ARBITRATION APPEAL NO. 71 OF 2026

NAVNATH ARJUNRAO NAIKWADE

VERSUS

PROJECT DIRECTOR, NATIONAL HIGH AUTHORITY OF INDIA AND
ANOTHER

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Advocate for Appellants : Mr. Atul B. Hawale

Advocate for Respondent 1 : Mr. P.B. Kulkarni h/f. Mr. M.D. Narwadkar

Advocate for Respondent 2 : Mr. R.R. Bangar

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CORAM : ARUN R. PEDNEKER, J.

Dated : April 02, 2026

PER COURT :-

1. The learned counsel for the appellants submits that adjacent land holders around 500 meters from the land of the appellants have been granted compensation at the rate of Rs. 1917/- per Sq. Mtr. for the same project i.e. for expansion of the national highway by the same notification, whereas for the land of the appellants, compensation has been granted at the rate of Rs.900/- per Sq. Mtr. for first 5 R. land and thereafter, computation was made on the basis of agricultural land. The learned counsel submits that the District Court has set aside this part of

the award where differentiation is made between the two lands and directed compensation at the rate of Rs.900/- per Sq. Mtr. and recomputation of the same. The learned counsel submits that for the land of the appellants compensation ought to have been granted at the rate of Rs.1917/- per Sq. Mtr. as similarly placed lands are granted compensation at the rate of Rs.1917/- per Sq. Mtr. and there is patent illegality for not granting compensation uniformly at the rate of Rs.1970/- per Sq. Mtr. The learned counsel has relied upon the order passed in Arbitration Application No. 273/2018 dated 1.9.2023.

2. Mr. PB. Kulkarni h/f. M.D. Narwadkar, learned counsel appears for respondent No. 1 - Project Director, National Highways Authority of India and seeks time.

3. On his request, stand over to 21.4.2026 to respond the above submissions.

(ARUN R. PEDNEKER, J.)

ssc/