2026:MHC:4350

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

RESERVED ON : 16-10-2026

PRONOUNCED ON : 29-10-2026

CORAM:
THE HON'BLE MR JUSTICE C.V. KARTHIKEYAN
AND
THE HON'BLE MR.JUSTICE R.SAKTHIVEL

A.S. No.91 of 2018
{C.N.R. No.HCMA010562892018}
AND
C.M.P. No. 2415 of 2018

The Land Acquisition Officer
Special Tahsildar (LA) Unit-1, Bharathiar
University, Coimbatore.

...Appellant/
Referring Officer

-versus-

N.Ramasamy Mudaliar (deceased)

1. Palanisamy Mudaliar,
   S/o Suppanna Mudaliyar, Marudhapuram,
   Bharathiyar University Post, Coimbatore
2. S.Arumugam
   S/o Suppanna Mudaliyar, Marudhapuram,
   Bharathiyar University Post, Coimbatore-42.

3. Saraswathi
   D/o Suppanna Mudaliyar, Marudhapuram,
   Bharathiyar University Post, Coimbatore-42.

4. Kamalam
   D/o Suppanna Mudaliyar, Marudhapuram,
   Bharathiyar University Post, Coimbatore 42.

5. Jayamani

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S/o Suppanna Mudaliyar, Marudhapuram ,
Bharathiyar University Post, Coimbatore.

6. M.Krishnappa Mudaliyar
S/o Muthusamy Mudaliyar, 11/24, vinayagar Koil Veethi, Marudha puram, Bharathiyar University Post, Coimbatore.

Subramaniam (deceased)

7. Ramathal
W/o Late Kumarasamy, 11/24 Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

Palaniyammal (deceased)

Valliyammal (deceased)

8. Murugesan
S/o Nanjappa Mudaliyar, 11/24, Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

9. Subramaniam
S/o Nanjappa Mudaliyar, 11/24, Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

10. Natarajan
S/o Nanajappa Mudaliyar, 11/24, Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

11. Marudhakkal
W/o Chinniyamudaliyar, 11/24, Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

12. Krishnappa Mudaliyar
S/o Marudhachalam Mudaliyar, 11/24, Vinayagar Koil Veethi, Marudhapuram, Coimbatore.

13. Ayyasamy Mudaliyar

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S/o Vellappa Mudaliyar, Marudhapuram,
Vadavalli Village, Coimbatore,

Anagammal (deceased)

14. Rajamani
W/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

15. Velusamy
S/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

16. Moorthi
S/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

17. Arumugam
S/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

18. Savithri
D/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

19. Suseela
D/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

20. Udayakumar
S/o Marudhappa Achari, 7/56, Kuttaiveli,
Chinnathadagam, Coimbatore.

21. Thayammal
W/o Late Palanisamy, Sulthaniyapuram,
Somaiyampalayam, Bharathiyar Unversity
Post, Coimbatore.

22. Saraswathi
W/o Ramaswamy Gounder, S/o Late

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Palanisamy, Sulthaniyapuram,
Somaiyampalayam, Bharathiyar University
Post, Coimbatore.

23. Marimuthu
S/o Late Palanisamy, Sulthaniyapuram,
Somaiyampalayam, Bharathiyar University
Post, Coimbatore.

24. Ramesh
S/o Late Palanisamy, Sulthaniyapuram,
Somaiyampalayam, Bharathiyar University
Post, Coimbatore.

25. Rangammal
W/o Arumugam, Kalveerampalayam Village,
Coimbatore.

26. Kamalammal
W/omarudhakuttigounder, D/o Late
Subannagounder, Marudhapuram Coimbatore.

27. Saraswathi
W/o Ramaswamy Gounder, D/o Late
Subbannagounder, Edaiyarpalayam,
Coimbatore.

Marudhakutti Gounder (deceased)

28. M.Palanisamy
S/o Marudhakutti Gounder, Marudhapuram
Thottam, Bharathiyar University Post,
Coimbatore.

29. Samiyappan @ Saminathan
S/o Marudhakutti Gounder, Kolluthottam,
Somaiyamapalaym.

30. M.Natarajan
S/o Marudhakutti Gounder, 12/7, G.Sundaram,

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Veethi, Pappanayakkanpalayam, Puthoor,
Coimbatore.

31.Nanjappa Gounder
S/o Kumaragounder, Somaiyamapalayam,
Village, Majara, Somaiyampalayam.

32.Muthugounder
S/o Kumaragounder, Somaiyampalayam
Village, Majaram, Somaiyampalayam.

33.Kuppathal
W/o Muthugounder, D/o Nanjappa Gounder,
Somaiyampalayam village.

34.P.Ramathal
W/o Perumalsamy, Kulathuppalayam,
Thondamuthoor, Coimbatore641 109.

35.M.Visalakshi
W/o Murugesan, Voorgounder Veethi,
Marudhapuram, Bharathiyar University Post,
Coimbatore.-46.

36.R.Rakkiyanna Mudaliyar
S/o Rangan Mudaliyar, Kondayampalayam,
Thennamanallur Post, Thondaamuthoor Via,
Coimbatore-641 109.

37.K.R.Rangasamy
S/o R.Rakkiyanna Mudaliyar,
Kondampalayam, Thennamanallur Post,
Thondaamuthoor Via, Coimbatore.

38.K.R.Selvam
S/o R.Rakkiyanna Mudaliyar,
Kondayampalayam, Thennamanallur Post,
Thondaamuthur Via, Coimbatore

39.K.R.Palanisamy

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S/o R. Rakkiyanna Mudaliyar,
Kondampalayam, Thennamanallur Post,
Thondaamuthoor Via, Coimbatore-641 109.

40. R.Ayyasamy
S/o Late Ramasamy Mudaliyar, 3/22,
Voorgounder Veethi, Marudhapuram,
Bharathiyar University Post, Coimbatore.

41. R.Nagarajan
S/o Late Ramasamy Mudaliyar, 3/22,
Voorgounder Veethi, Marudhapuram,
Bharathiyar University Post, Coimbatore.

42. R.Kaliyammal
W/o Late Ramasamy Mudaliyar, 6,
Voorgounder, Veethi, Marudhapuram,
Bharathiyar University Post, Coimbatore-46.

43. Baby
W/o Palanisamy, F4, Bharathiyar University
Employees Quarters, Bharathiyar University
Post, Coimbatore.

44. Devaki
W/o Ramasamy, 25, Voorgounder, Veethi,
Marudhapuram, Bharathiyar University Post,
Coimbatore.

45. R.Vennila
W/o Subramaniyam, V.O.Nagar,
Marudhamalai main Road, Vadavalli Post,
Coimbatore-46.

46. S.Angammal
W/o Late Subramaniyam, 8, Voorgounder,
Veethi, Marudhapuram, Bharathiyar
University Post, Coimbatore-641 046.

47. S.Rajalakshmi

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W/o Late Subramaniyam, 8, Voor Gounder Veethi, Maruthapuram, Bharathiyar University Post, Coimbatore.

48. S.Rangaraj
S/o Late Subramaniyam, 8, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-641046.

49. S.Jayanthi
W/o Late Subramaniyam, 8, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-641 046.

50. S.Palanisamy
S/o Late Subanna Mudaliyar, 11/23, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-46.

51. Saraswathi
S/o Late Subbanna Mudaliyar, 11/23, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-46.

52. Kamalam
D/o Late Subbanna Mudaliyar, 11/23, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore

53. Arumugam
S/o Late Subbanna Mudaliyar, 11/23, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-46

54. Jayamani
S/o Late Subbanna Mudaliyar, 11/23, Voor Gounder Veethi, Marudhapuram, Bharathiyar University Post, Coimbatore-46.

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...Respondents-1 to 64
/ Claimants

55. The Registrar
Bharathiyar University Coimbatore. ...Respondent-55
/ Beneficiary

PRAYER :- Appeal suit filed under Section 54 of the Land Acquisition Act, 1894 praying to set aside the Judgement and Decree passed in L.A.O.P. No.31 of 1986 dated October 29, 2007 by the I Additional Sub Court, Coimbatore.

For Appellant :Ms.D.Chitra Maragatham, Government Advocate

For Respondents : Mr.R.Bharath Kumar for respondents 1, 4, 5, 8, 11, 14 to 20, 26, 27, 34, 35, 38, 39, 47 to 50, 52 & 54

: Mr.V.Anandhamoorthy for Respondent No.28.

: Ms. E.Shobana for respondents No. 42 to 44

: served, no appearance - Respondent Nos. 30 & 45

: Not ready in notice - Respondents 22 to 25, 43

: Passed away - Respondents 2,3, 6, 7, 9,10, 12, 21, 29, 31, 32, 33, 36, 37, 40, 46, 51 & 53.

J U D G M E N T

R.SAKTHIVEL,J.

This Appeal Suit has been filed under Section 54 of the Land Acquisition Act, 1894 by 'the Land Acquisition Officer' ['L.A.O.' for short]

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assailing the quantum of compensation awarded in the Land Acquisition Original Petition in L.A.O.P No.31 of 1986 by 'the I Additional Sub Court, Coimbatore', which is the Reference Court under Section 18 of the Land Acquisition Act, 1894 and shall hereinafter be referred to as 'Reference Court'.

FACTS LEADING TO THE FILING OF THIS APPEAL SUIT:

2. An extent of 676 Acres 8 Cents of patta land in Somayampalayam Village, Coimbatore Taluk was acquired for the establishment of Bharathiyar University at Coimbatore. The aforesaid extent was split into 18 blocks for administrative convenience. The present Appeal Suit relates to Block No.XII consisting of an extent of 29.52 Acres as detailed hereunder:

Survey No.	Extent as per Revenue Records [in Acres]	Extent as proposed in 4 (1) Notification and as per Subdivision Records [in Acres]
102/1A	2.44	2.44
102/1B	1.04	1.04
102/1C	0.84	0.84
102/2	3.58	3.58
106/1	3.55	3.55

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Survey No.	Extent as per Revenue Records [in Acres]	Extent as proposed in 4 (1) Notification and as per Subdivision Records [in Acres]
106/2A	3.87	3.87
106/2B	2.25	2.25
106/3A	2.00	2.00
106/3B	3.00	3.00
106/3C	2.00	2.00
106/4	4.50	4.50
106/5	0.27	0.27
106/6	0.18	0.18
Total	***29.52***	***29.52***

3. Out of the aforesaid 29 Acres 52 Cents, 4 Acres 32 Cents in Survey No.106/4 and 1 Acre 94 Cents in Survey No.106/3C are garden lands while the rest are all *manavari* dry lands.

4. For the aforesaid 29 Acres 52 Cents, Section 4 (1) Notification was issued on June 2, 1982. Section 5 (A) enquiry was conducted on October 15, 1982. The Government overruled the objections raised at the time of Section 5 (A) enquiry and approved the Section 6 Declaration and the same was published in the Government Gazette on May 11, 1983. After issuing notice to the land owners and interested persons, L.A.O. conducted

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Award enquiry and fixed compensation for irrigation wells, dwelling houses, trees, *etc*. For fixing the market value of the dry lands under acquisition, L.A.O. called for statistics of sales of all lands in and around Somayampalayam Village relating to a period of three years prior to the date of Section 4 (1) Notification *i.e.,* for a period from June 1, 1979 to June 2, 1982, and accordingly L.A.O. gathered 168 sales data from Sub-Registrar Office. As per Serial No.112 of the said sales data, an extent of 1 Acre 16 Cents in Survey No.137/3 of Somayampalayam Village was sold for Rs.6,000/- *vide* Sale Deed dated August 31, 1981. Taking the said Sale Deed as the Exemplar Sale Deed, L.A.O. assessed Rs.5,172.40/- per Acre as the market value of the dry lands. *Qua* the garden lands, L.A.O. assessed the market value at Rs.7,156/- per Acre. Accordingly, L.A.O. passed Award No.1 of 1985 dated February 16, 1985.

5. Dissatisfied with the assessed market value and the total compensation awarded *vide* the said Award, the land owners preferred an application before L.A.O. to refer the matter to Court under Section 18 of the Land Acquisition Act, 1894 seeking higher compensation. Accordingly, L.A.O. referred the matter to the Reference Court on April 27, 1985.

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6. The Reference Court registered the reference as L.A.O.P. No.31 of 1986. To be noted, for various other lands in Somayampalayam Village, L.A.O. had fixed the same compensation amount and those matters were also referred to the Court. The said references were taken on file as L.A.O.P. Nos.32, 87 & 88 of 1986 and 94, 101, 102, 103 & 108 of 1987, and heard jointly with L.A.O.P. No.31 of 1986. On the side of the claimants, Nagarajan / Claimant No.47 (in L.A.O.P. No.31 of 1986) and Selvam / Claimant No.44 (in L.A.O.P. No.31 of 1986) were examined as C.W.1 and C.W.2 respectively and Ex-C.1 to Ex-C.7 were marked. On the side of Referring Officer / L.A.O., S.N.Sulokshana, Special Tahsildar, Coimbatore Taluk, was examined as R.W.1 and one Susila from the Estate Maintenance Department of the Beneficiary - University was examined R.W.2 and Ex-R.1 to Ex-R.15 were marked.

7. After hearing both sides, the Reference Court found that the acquired lands are situate abutting road whereas the land covered under the Exemplar Sale Deed is remotely located in the interior and accordingly held that L.A.O. was not right in choosing the same as the Exemplar Sale Deed. Further, as per Ex-C.1 - Sale Deed dated July 11, 1977, an extent of 2 ½ Cents in Survey No.158/1 in the very same Somayampalayam Village was sold for Rs.5,500/-; and as per Ex-C.3 - Sale Deed dated September 9,

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1982, an extent of 8 Cents in Survey No.297/1 of Vadavalli Village was sold for Rs.24,000/-; and as per Ex-C.4 - Sale Deed dated February 29, 1984, an extent of 4 Cents 254 sq. ft. in Survey No.158/1 of Somayampalayam Village was sold for Rs.45,828/- *i.e.,* at the rate of Rs.10,000/- per Cent approximately. Considering the features of the acquired land, considering the sale price in Ex-C.1 and Ex-C.3 and also considering the fact that there is a steep and steady increase in the land rate in the vicinity as evident from a conjoint reading of Ex-C.1 to Ex-C.6 and also considering the potential of the acquired lands and also by stating that there are Judgments of High Court and Supreme Court that in appropriate cases, the Court may fix 10% above the market price evident from Exemplar Sale Deeds, the Reference Court assessed the market value of the lands under acquisition at the rate of Rs.2,600/- per Cent in addition to the statutory benefits of 30% Solatium under Section 23 (2) and 12% Additional Compensation under Section 23 (1-A) of the Land Acquisition Act, 1894, along with interest as per the said Act.

8. Feeling aggrieved by the Order of the Reference Court, L.A.O. has preferred this Appeal Suit.

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ARGUMENTS:

9. Ms.D.Chitra Maragatham, learned Government Advocate appearing for the appellant / L.A.O. would argue that the L.A.O. gathered 168 Nos. of sale instances and upon meticulous consideration, based on the soil quality, nature of land, proximity to the main road, *etc.,* fixed the sale instance in Serial No.112 as the Exemplar Sale Deed, land covered whereunder is situate in Survey No.137/3B. It is a normal sale and the acquired lands and the land covered under the Exemplar Sale Deed are comparable ones. On the other hands, out of the Sale Deeds considered by the Reference Court, the properties covered under Ex-C.1 to Ex-C.6 - Sale Deeds are all house plots whereas the acquired lands are dry lands, and hence, not comparable. Further, Ex-C.2, Ex-C.4 to Ex-C.5 - Sale Deeds are all dated post the Section 4 (1) Notification and hence, cannot be taken into consideration. Further, the house plot covered under Ex-C.3 - Sale Deed is situate in a different village namely Vadavalli Village. Only when there exist no data in the village to which the acquired lands belong, Sale Deeds from nearby villages must be considered. In the present case, there exist sale data from the Somayampalayam Village and hence, sale data from Vadavalli Village is not to be considered. The Reference Court failed to consider the above aspects and erred in awarding a higher compensation.

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Accordingly, she would pray to allow the Appeal Suit, set aside the Order of the Reference Court and confirm the Award of L.A.O.

10. On the other hand, Mr.R.Bharath Kumar, learned Counsel appearing for respondents 1, 4, 5, 8, 11, 14 to 20, 26, 27, 34, 35, 38, 39, 47 to 50, 52 & 5; and Mr.V.Anandhamoorthy, learned Counsel appearing for Respondent No.28; and Ms.E.Shobana, learned Counsel appearing for Respondents No. 42 to 44, which respondents are all land owners / claimants, would make the following submissions:

10.1. The acquired lands, though dry lands, are situate abutting the Marudhamalai Main Road. At the time of acquisition itself, the acquired lands had the famous Marudhamalai Temple, Colleges including Government Law College, Schools, Tamil Nadu Agricultural University and other Universities, Central Government Sugarcane Breeding Center, *etc*., all within 5-8 Kms radius and thus had enormous potential for growth.

10.2. Somayampalayam Village and Vadavalli Village are both adjacent villages. Moreover, the acquired lands are more closer to the Vadavalli Village. In fact, for the purpose of establishing Bharathiyar University, land has been acquired from Vadavalli Village as well. Hence,

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there is no bar to consider Ex-C.2 - Sale Deed relating to land in Vadavalli Village.

10.3. As evident from Ex-C.1, Ex-C.3 and Ex-C.4 - Sale Deeds, land was sold at the rate of Rs.1,100/- per Cent in 1977, Rs.3,000/- per Cent in 1982 and Rs.10,000/- per Cent in 1984 *i.e.,* just after the Section 4 (1) Notification. A steady and steep increase in land price in the vicinity could be observed from Ex-C.1, Ex-C.3 and Ex-C.4.

10.4. The Reference Court upon rightly considering the above aspects and the materials placed on record, fairly assessed the market value at Rs.2,600/- per Cent and awarded a just and fair compensation. There is no need to interfere with the same. Accordingly, the learned Counsels appearing on behalf of the land owners, would pray to dismiss the Appeal Suit.

POINTS FOR CONSIDERATION:

11. Upon hearing either side and perusing the materials available on record, the following points arise for consideration in this Appeal Suit:

(i) Whether L.A.O. is right in choosing Ex-R.12 - Sale Deed dated August 31, 1981 registered as Document No.4373 of 1981 on the

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file of Joint-II Sub-Registrar Office, Coimbatore, found in Serial No.112 of the sale data, as the Exemplar Sale Deed ?

(ii) Whether the award of compensation by the Reference Court at the rate of Rs.2,600/- per Cent besides statutory benefits and interest, is just, fair and reasonable ?

(iii) Is there any warrant to interfere with the Order passed by the Reference Court ?

DISCUSSION AND DECISION:

Point No.(i):-

12. Perused Ex-R.11 - Sales Statistics consisting of 168 Sale Deeds as well as Ex-R.12 - Exemplar Sale Deed in Serial No.112 thereof. In Ex-R.11, under the remarks columns [Column No.13] against Serial No.112, L.A.O. has remarked as hereunder:

"Normal sale but in the interior block. Adjacent to foot hills in the north. No immediate prospect of development. Adopted for valuation of interior dry lands."

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13. Even as per the remarks of L.A.O., the land covered under Ex-R.12 - Exemplar Sale Deed is situate in the interior, lacks potential for immediate growth and was adopted only for the purpose of valuing interior dry lands.

14. On the other hand, the acquired lands in Block No.12 are situate in adjacent Survey Nos.102 and 106. R.W.1 - Special Tahsildar has admitted in her evidence that Survey Nos.102 and 106 have road facility. She has also admitted that there exist the famous Marudhamalai Temple in the vicinity and the Tamil Nadu Agricultural University within 12 kilometer radius. She however has deposed that, other colleges, universities, schools, *etc*., came up subsequent to the issuance of Section 4 (1) Notification. Perusal of Somayampalayam Village Map would show that there runs a road on the southern and northern side of Survey Nos.106 and 102 respectively, which then turns and runs south along the eastern boundary of Survey No.102, and thereby corroborates the evidence of R.W.1. Further, she deposed that, the properties covered under Ex-C.1, Ex-C.3 and Ex-C.4, are within 1 kilometer radius from the acquired lands / Survey Nos.102 and 106. She has further deposed that the acquired lands have the potential to be house sites. That apart, she has also admitted that

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reserved forests begins from a distance of 500 meters from the land covered under Ex-R.12 - Exemplar Sale Deed.

15. Further, R.W.2, who works in the Estate Maintenance Department of the Beneficiary - University, has deposed that Marudhamalai Temple is situate about 2.5 kilometer away from the acquired lands; that the acquired lands were 10 kilometer away from the heart of the city; that there was a Government Bus Depot near the acquired lands; and that some of the acquired lands were house plots.

16. From the remarks of L.A.O. as well as the evidence of R.W.1 and R.W.2, it is easily discernible that the land covered under Ex-R.12 - Exemplar Sale Deed is not in par with the acquired lands in terms of road access and potential for growth. Hence, the Reference Court rightly held that L.A.O. is not justifiable in choosing Ex-R.12 as the Exemplar Sale Deed. This Court finds no warrant to interfere with the said finding.

Point No.(i) is answered accordingly in favour of the claimants and against L.A.O.

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Point No.(ii):-

17. In Ex-C.1 - Sale Deed dated July 11, 1977, a house plot measuring 2 ½ Cents in Survey No.158/1 of Somayampalayam Village was sold for Rs.5,500/- *i.e.,* at the rate of Rs.2,200/- per Cent. In Ex-C.3 - Sale Deed dated September 9, 1982, a house plot having proper layout was sold for Rs.24,000/- *i.e.,* at the rate of Rs.3,000/- per Cent. The said property is said to be in Survey No.297/1 of Vadavalli Village and is of an extent of 8 Cents. Though the land covered in Ex-C.3 is not in Somayampalayam Village but in a different village, R.W.1 has admitted that the lands covered not only in Ex-C.3 but also the rest of the Sale Deeds marked on the side of the claimants lie closer to the acquired lands. Hence, the argument that the land covered under Ex-C.3 lies in a different village deserves to be rejected. That apart, under Ex-C.4 - Sale Deed dated February 29, 1984, an extent of 1996 sq. ft. in Somayampalayam Village was sold for Rs.45,828/- *i.e.,* at the rate of about Rs.10,000/- per Cent. Though Ex-C.4 was executed after Section 4 (1) Notification, it can be considered in support of the fact that there is a steady and steep increase in land rate in the vicinity of the acquired lands.

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18. From the above documents as well as the evidence discussed under Point No.(1), it can be seen that the acquired lands have a good potential for growth and are of good prospects. The highest sale price prior to issuance of Section 4 (1) Notification among Ex-C.1 to Ex-C.6 - Sale Deeds, is Rs.3,000/- per Cent under Ex-C.3 - Sale Deed. That being a house plot it has to be considered with necessary deductions. When considered so, the market value fixed by the Reference Court at the rate of Rs.2,600/- per Cent for dry as well as garden lands appears to be just, fair and reasonable. *Qua* the garden lands, compensation under separate heads were fixed by L.A.O. for the well, pipelines, motor-pump sets, trees*, etc.* For well, L.A.O. fixed compensation at Rs.2,35,000/-. Considering the time of acquisition, the compensation amount fixed for the well and other items appear to be reasonable. The same was not challenged before this Court. The landowners have not preferred any appeal or cross-objection over the Order passed by the Reference Court. Hence, there is nothing wrong on the part of the Reference Court in fixation of Rs.2,600/- as market value for dry lands as well as garden lands. The same is fair and reasonable.

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19. Moreover, in an Appeal Suit *viz.,* A.S. No.1061 of 2012 [***Land Acquisition Officer -vs- Muthanchettiar***] filed by L.A.O. over L.A.O.P No.94 of 1987 which was jointly tried with the present L.A.O.P No.31 of 1986, a Co-ordinate Bench of this Court *vide* its Judgment dated November 3, 2022, has confirmed the compensation fixed by the Reference Court at Rs.2,600/- per Cent for dry lands and garden lands.

Point No.(ii) is answered accordingly in favour of the claimants and against L.A.O.

Point No.(iii):-

20. In view of the foregoing narrative, this Court is of the considered view that there is no warrant to interfere with the Order passed by the Reference Court. Accordingly, this Court is inclined to dismiss the Appeal Suit.

Point No.(iii) is answered accordingly in favour of the claimants and against L.A.O.

CONCLUSION:-

21. Resultantly, the Appeal Suit is dismissed as devoid of merits. The compensation awarded by the Reference Court is confirmed. Appellant / L.A.O. is directed to deposit the enhanced compensation fixed by the Reference Court, less the amount if any already deposited / paid,

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along with proportionate accrued interest at the rate fixed by the Reference Court, to the credit of L.A.O.P. No.31 of 1986 before the Reference Court, within 2 months from today. In view of the facts and circumstances of this case, there shall be no order as to costs. Consequently, connected Civil Miscellaneous Petition is closed.

(C.V.K.,J.) (R.S.V.,J.)
29-10-2026

Index: Yes/No
Speaking Order
Neutral Citation: Yes/No

JRS

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Order QR

C.V.KARTHIKEYAN J.
AND
R.SAKTHIVEL J.

JRS

To
1.The I Additional Sub Court, Coimbatore.
2.The Registrar,
Bharathiyar University Coimbatore.

A.S. NO. 91 OF 2018
AND
C.M.P. NO. 2415 OF 2018

29 -10-2026

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