



RFA No.830 of 2020 (O&M)

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

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RFA No.830 of 2020 (O&M)

Date of Decision: 17.02.2026

SUKHBIR AND ANR.

....Appellant(s)

Vs

STATE OF HARYANA AND ORS.

...Respondents

CORAM: *HON'BLE MR. JUSTICE HARKESH MANUJA*

Present: Mr. Anil Kumar Rana, Advocate
for the appellants.

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

HARKESH MANUJA, J. (Oral)

[1]. By way of present appeal, challenge has been laid to the Award dated 18.11.2019 passed by the learned Addl. District Judge, Faridabad (hereinafter to be referred as the 'Reference Court'), whereby Reference Petition 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 compensation @ Rs.1936/- per square yard besides awarding all other statutory benefits/interest 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 finally adjudicated upon by the Hon'ble Apex Court vide its decision dated 14.07.2021 passed in *Civil Appeal No.2903 of 2021* titled '*Banwari Lal & Anr. Versus State of Haryana & Ors.*' whereby the similarly situated landowners pertaining to the same acquisition proceedings have been held entitled for the enhanced amount of compensation @ Rs.2376/- (rounded off) per square yard, along with all other statutory benefits of the amended 1894 Act. Relevant para Nos.158 & 159 from the aforementioned judgment are extracted hereunder:-

158. Accordingly, we accept the sale deed executed, at Exhibit P-18, as comparable sale instance, which is for 193 Kanals 4 Marla at Rs.2892/- per

sq.yd.; and give increase of 7.5% per annum (for two years rounded off) thereon till the issuance of the third notification, which works out to Rs.3326/- per sq.yd. Indeed, this will be subject to deduction of 20% as given in other cases towards development charges. Accordingly, the fair market price is worked out to Rs.2661/- per sq.yd. (Rs.2892/- plus Rs.434/- minus Rs.665/-).

159. Accordingly, we modify the award to the extent of providing fair market price of land situated in Village Murtazapur at Rs.2661/- (Rupees two thousand six hundred sixty-one only) per sq.yd.”

[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. Banwari Lal & Anr. Versus State of Haryana & Ors. case (supra) and the appellants/landowners are held entitled for similar amount of market value @ Rs.2661/- per square yard, as has been awarded to other similarly situated landowners; along with all other 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.

February 17, 2026
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(HARKESH MANUJA)
JUDGE

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