



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

**Civil Writ Petition No. 5761 of 2024 (O&M)
Date of Decision: 28.01.2026**

Perfect Mechanical Industries Pvt. Ltd.

..... Petitioner

Versus

State of Haryana and others

..... Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Ajay Jain, Advocate
for the petitioner.

Ms. Komal Sharma, DAG, Haryana
for respondent Nos. 1 & 3.

Mr. Harmanjot Singh Gill, Advocate
for respondent No. 2-HSVP.

HARKESH MANUJA, J. (ORAL)

The petitioner, by way of present writ petition, seeks issuance of directions to the respondents for payment of interest on the delayed deposit of compensation amount in lieu of the acquisition of land owned by him.

[2] Short reply by way of affidavit dated 25.10.2025 of Ms. Anupma Malik, Land Acquisition Collector, Urban Estates, Gurugram filed on behalf of all the respondents, is taken on record. Copy thereof has been supplied to the opposite side. Registry to tag / paginate the same at appropriate place in the paper-book.

[3] Briefly stating, some land owned by the petitioner-landowner forming part of the revenue estate of Village Khatawali, Sub Tehsil Dharuhera, District Rewari, came to be acquired vide Notifications dated 09.12.2013 & 28.11.2014 issued under Sections 4 & 6 of the Land Acquisition Act, 1894 (**for short “1894 Act”**) respectively; followed by an

award dated 05.08.2016, passed under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (**for brevity “2013 Act”**). Undisputedly, the possession of acquired land was taken over from the petitioner-landowner by respondent No. 3-Land Acquisition Collector, Gurugram on the date of passing of the award and Rapat No. 540 dated 05.08.2016 was also entered in this regard. Relevant para-7 to this effect in the reply filed on behalf of the respondents is re-produced hereunder:-

“ 7. That possession of the acquired land in question bearing Khasra No. 117//10/1 min (1-13), 11/2 min (0-17), 9 min (0-10), 95//22/2 min (2-4), 117//2 min (2-1), 95//19 min (2-0) was taken over by the Land Acquisition Collector, Urban Estates, Haryana, Gurugram and same was handed over to beneficiary department, Gurugram vide Rapat Roznamcha No. 540 dated 05.08.2016.”

[3.1] However, the payment was deposited with the learned Reference Court on 22.03.2022 vide Demand Draft bearing No. 210053. As per reply, the reason given for the delay in disbursal of the compensation amount was that although the amount of compensation under the award was offered to the petitioner, however, since the details of the bank account were not submitted by the landowner, therefore, the same could not be released to it. Paras-8 and 11 from the reply filed on behalf of the respondents being relevant are extracted hereunder:-

“ 8. That it is respectfully submitted that the vide above said Rapat Roznamcha, all concerned land owners / interested persons including the petitioners had been informed about acquisition of land under Award No. 25 dated 05.08.2016. The amount of compensation had been offered vide said Award. It is further respectfully submitted that as per the instructions of the State

Government, the amount of each landowner/interest person for which details of bank account was to be submitted by each of the landowners. In the present case, the petitioners deliberately did not come forward to submit the required documents/bank account details.

11. *In compliance with the statutory mandate under Section 77 (2) of the RFCTLARR Act, 2013, and in view of the persistent non-acceptance of compensation by the landowner, the answering respondents deposited the compensation amount before the Learned Reference Court on 22.03.2022 vide Demand Draft bearing No. 210053. Thus, the fault of the petitioners for supplying bank details etc. cannot be counted and attributed on the answering respondents for delay in making the payment of compensation.”*

[4] I have heard learned counsel for the parties and gone through the paper-book.

[5] A perusal of the record shows that the award was passed in this case on 05.08.2016; admittedly, the possession of the acquired land was handed over to the respondents on the same day and the Report Roznamcha to this effect was entered at No. 540, whereas the amount of compensation was deposited with the learned Reference Court after more than five years on 22.03.2022. Although, a plea is sought to be set up by the respondents that the delay in release of payment occurred on account of non-providing of bank details by the petitioner, however, not even a single letter/communication has been produced on record by the respondents so as to establish on record that the petitioner-landowner was ever called upon to furnish the bank details for the purpose of disbursement of compensation payable to it. In the absence thereof, the plea set up by the respondents in their written statement cannot be accepted been not substantiated.

[6] In such circumstances, where there is an apparent delay of more than five years on the part of the respondents for releasing the amount of compensation payable to the petitioner, the petitioner-landowner is held entitled for award of statutory interest in terms of Section 80 of the 2013 Act. The respondents are directed to make the necessary calculations within a period of two months from today and disburse the amount of statutory interest payable to the petitioner within two months thereafter. In case the needful is not done, respondent Nos. 2 & 3 shall be liable to pay costs of Rs.50,000/- per month towards litigation to the petitioner.

[7] **Disposed off** accordingly.

[8] Pending miscellaneous application(s), if any, shall also stand disposed off.

January 28, 2026
'dk kamra'

(HARKESH MANUJA)
JUDGE

Whether Speaking/reasoned	Yes/No
Whether Reportable	Yes/No