

2026:PHHC:001825



RFA No.633 of 1998 (O&M)

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

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RFA No.633 of 1998 (O&M)

Date of Decision: 12.01.2026

RAM SINGH & OTHERS**.....Appellants****Vs****STATE OF HARYANA****...Respondent(s)****CORAM: *HON'BLE MR. JUSTICE HARKESH MANUJA***

Present: Mr. Jai Parkash Dhull, Advocate
for the appellants.

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

HARKESH MANUJA, J. (Oral)

[1]. By way of present appeal(s), challenge has been laid to the Award dated 18.11.1997 passed by the learned Addl. District Judge, Kaithal (hereinafter to be referred as the 'Reference Court') whereby market value of the land with respect to acquisition was enhanced to Rs.2,20,000/- per acre.

[2]. Briefly stating, in the present case, land measuring 3.10 acres situated within the revenue estate of village Dhand, Tehsil and District Kaithal came to be acquired vide Notifications dated 11.08.1994 and 05.12.1994 issued under Sections 4 & 6 of the Land Acquisition Act, 1894 (for short the '1894 Act') respectively for the public purpose namely for construction of New Dhand Bye-pass, followed by an Award passed by the Land Acquisition Collector (for short 'the LAC') on 30.03.1995 thereby determining the market value of the acquired land as Rs.1,20,000/- per acre besides award of all other statutory benefits.

[4]. Aggrieved thereof, the appellants-landowners invoked Reference under Section 18 of the 1894 Act, which came to be partly allowed by the learned



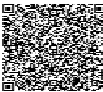
Reference Court vide its award dated 18.11.1997, while granting them enhanced compensation @ Rs.2,20,000/- per acre besides awarding all other statutory benefits/interest in their favour under the 1894 Act. Dis-satisfied with the Award passed by the learned Reference Court, the present appeal was preferred at the instance of landowners seeking further enhancement.

[5]. I have heard learned counsel for the parties and gone through the paper book as well as records of the case(s). I find substance in the submissions made on behalf of the appellants/landowners.

[6]. A perusal of the impugned award shows that the market value was assessed by the LAC while relying upon L.A. Case No.99/96 titled '*Neki Ram and others Vs. State*' (Ex.P-4) decided on 18.09.1997, whereby the market value was assessed @ Rs.2,20,000/- per acre.

[7]. It is a matter of record that the respondent/State did not challenge the impugned Award dated 18.11.1997 passed by the learned Reference Court. Further it has been pointed out that the Award dated 18.09.1997 passed in L.A. Case No.99/96 (Ex.P-4) already stands modified by this Court vide its decision dated 13.11.2025 passed in **RFA No.2070 of 1998** titled '*Nekki Ram (Deceased) through LRs and ors. Vs. State of Haryana*' and the market value stands assessed @ Rs.3,20,000/- per acre as on the date of notification under Section 4 of the 1894 Act published on 06.09.1994.

[8]. In view thereof, the present appeal is disposed of in the same terms of decision dated 13.11.2025 passed in *Nekki Ram (Deceased) through LRs and Ors.* case (*supra*) and the market value in the present case as well is, thus assessed @ Rs.3,20,000/- per acre in favour of the appellants/landowners. In addition, the landowners shall also be entitled for award of all statutory benefits and interest as



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provided under the provisions of the 1894 Act (amended upto to date). The landowners shall also be entitled for solatium @ 30% besides award of interest thereupon as well.

[9]. Wherever the landowner(s) has/have unfortunately expired in the appeal(s)/cross-objection(s) after filing thereof and the legal heirs have not been impleaded, they shall be at liberty to seek execution of the present decision by moving appropriate application(s) before the learned Executing Court.

[10]. Disposed of on the above terms. All pending application(s), if any, shall also stand disposed of.

January 12, 2026
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(HARKESH MANUJA)
JUDGE

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