

2026:PHHC:015950



130 (06 cases)

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

**Civil Revision No. 2764 of 2025 (O&M)
and “05” connected cases
Date of Decision: 03.02.2026**

HUDA now Haryana Shehri Vikas Pradhikaran

..... Petitioner

Versus

Anju Chotani and others

..... Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Shivendra Swaroop, Advocate and
Mr. Siddhanth Arora, Advocate, for the petitioner(s).

Mr. Pavan Malik, Advocate;
Mr. Sandeep Sharma, Advocate
for the respondent(s)-landowner(s).

Ms. Komal Sharma, DAG, Haryana.

HARKESH MANUJA, J. (ORAL)

This order shall dispose off the present six revision petitions bearing CR Nos. 2764 & 6621 of 2025; 2237 of 2024; 2659 & 5943 of 2022; and 5566 of 2023, as the same arise out of a common issue. For the sake of convenience, the facts are being culled out from CR No. 2764 of 2025.

[2] By way of present revision petition, challenge has been laid to an order dated 04.01.2024 passed by the Court of learned Additional District Judge, Gurugram-cum-Executing Court, whereby the respondent(s)-landowner(s) was/were held entitled for award of similar benefit of market value at the rate of Rs.4,65,52,331/- per acre alongwith other statutory benefits as was granted to their co-sharers in the acquired land.

[3] I have heard learned counsel for the parties and gone through the averments made in the present petition(s).

[4] In the present case, there is no dispute that some of the co-sharers of the respondent-landowner(s) preferred reference under Section 18 of the Land Acquisition Act, 1894 as well as the Regular First Appeals before this Court for enhancement of compensation, wherein vide decision dated 20.05.2016 passed in RFA-4475-2012, titled "*Ram Chander and another Versus State of Haryana and others*", the market value of the acquired land was enhanced to Rs.4,65,52,331/- per acre, followed by 15% deduction towards development as per order dated 05.09.2017 passed in Civil Appeal Nos. 11814-11864 of 2017 by the Hon'ble Supreme Court.

[5] In view of the latest exposition of law by the Hon'ble Apex Court vide decision dated 13.01.2026 passed in ***Civil Appeal No(s).391 - 398 of 2026 (@slp (C) No(S).4532-4539 of 2023)***, titled "***Ramphal & Ors. Versus Haryana State Industrial And Infrastructure Development Corporation Limited & Ors***", wherein the Hon'ble Supreme Court has been pleased to uphold the claims made by the co-sharers with regard to seeking of similar amount of compensation as granted in favour of co-owners in the acquired land, however, restricted the award of interest. Relevant paras 11 to 14 from the aforesaid decision dated 13.01.2026 are extracted hereunder:-

"11. In fact, we have been informed at the Bar by the learned counsel appearing for the appellants, which is not seriously disputed by the learned senior counsel appearing for the respondents, the fact that the land which was acquired, has been utilized for the purposes of formation of industrial sites and allotted to the needy persons in accordance with the Rules then prevalent. In other words,

the acquiring body is also benefited to certain extent, which is an instrumentality of the State. Thus, the scales have to be balanced in this scenario.

12. We are of the considered view that apart from the compensation, the appellants would be entitled to the interest for a period of five years to be reckoned from today backwards and we make it explicitly clear that the appellants are not entitled for any interest for any other 6 period. We would also hasten to add that the appellants would be entitled to all other consequential benefits which flow from award of compensation and the respondent(s) authorities shall compute the compensation as has been determined by the award passed under Section 18 of the Act and/or modified by the High Court or this Court in exercise of appellate jurisdiction.

13. The said determination shall be made by the authorities expeditiously and at any rate within an outer limit of three months from the date of this order and the amounts so determined shall be disbursed within an outer limit of three months for such determination with interest as specified therein.

14. In the event of time line which has been fixed by this Court is not adhered to by the respondent(s) authorities, they shall be liable to pay interest @ nine per cent (9%) on the amounts so determined from the date of such determination.”

[6] In view of the aforesaid decision rendered by the Hon’ble Supreme Court, the present petition being devoid of merits are hereby **dismissed**.

[7] The learned Executing Court is requested to expedite the release of compensation amount in favour of respondent(s)-landowner(s) while keeping in view the specific and categorical directions issued in **Ramphal’s case (supra)**, especially when it has not been disputed by the petitioner(s)

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

(HARKESH MANUJA)
JUDGE

'*dk kamra*'

<i>Whether Speaking/reasoned</i>	<i>Yes/No</i>
<i>Whether Reportable</i>	<i>Yes/No</i>