

2026:PHHC:010340



168 IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

RFA-1187-2024 (O&M)

Decided on:-22.01.2026

Dev Raj and others

....Appellants..

vs.

The State of Haryana and others

.Respondents..

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr.Bikram Chaudhary, Advocate for the appellants.

Mr. Abhishek Yadav, DAG, Haryana.

HARKESH MANUJA J. (Oral)

CM-3151-CI-2025

1. This is an application for preponing the date of hearing in the main appeal, which is fixed for 03.03.2026.
2. Notice of the application was issued on 29.10.2025.
3. Having heard learned counsel for the parties and considering the contents of the application, prayer made herein is allowed and the date of hearing of the main appeal is postponed from 03.03.2026 to today itself i.e. 22.01.2026 for hearing.

CM-2950-CI-2024

1. Prayer in this application is for condonation of delay in re-filing the appeal.
2. Notice of the application was issued on 17.12.2024.
3. Having heard learned counsel for the parties and gone through

the contents of the application, the applicant makes out sufficient cause for condoning the delay.

4. Accordingly, application is allowed and delay of 99 days in filing the appeal is condoned.

CM-2951-CI-2024

1. This is an application for condoning the delay of 3360 days in filing the appeal.

2. Notice of the application was issued on 17.12.2024, but till date, no reply has been filed on behalf of the respondents-State, however, learned counsel for the respondents vehemently opposes the prayer made in the application and prays for dismissal of the application.

3. I have heard learned counsel for the parties and gone through the contents of the application.

4. Concededly, the other similarly situated landowners pertaining to the same acquisition proceedings have already been held entitled for the enhanced amount of compensation vide judgment dated 31.05.2019 passed by this Court in a bunch of appeals with lead case bearing RFA-7108-2012, titled as ***“Rampal and others (II) vs. Land Acquisition Collector and another”***.

5. Based thereupon, besides applying the principle of parity, the applicants-landowners being similarly situated, are entitled for grant of similar amount of compensation, however, without any payment of interest for the period they failed to approach this Court after the decision in the reference Court. In this regard reliance can be placed upon the decisions of Hon’ble Supreme Court in case of ***Ningappa Thotappa Angadi (Dead) through LRs Vs. Special Land Acquisition Officer and Another, 2020 (19)***

SCC 599 and the latest exposition of law laid down in **“Mohar Singh (Dead) thr. LRs and ors. vs. State of Uttar Pradesh Collector and ors.”** reported as **2023 INSC 1019**, whereby, delay of 12 years and 353 days was condoned to accord parity between similarly placed landowners albeit no interest was awarded for delayed period. The relevant portion thereof is extracted hereunder:-

“12. Having heard learned Senior Counsel for the parties and on perusal of the material placed on record, we are satisfied that the appellants are entitled to seek parity with their co-villagers in the grant of compensation for their acquired land. This Court has consistently held in a catena of decisions that the inordinate delay in filing appeal in compensatory matters, per se, may not be fatal as the rights and equities between the parties can be well balanced by denying the statutory benefits, such as interest for the delayed period. We are thus of the considered opinion that the delay in filing the first appeal(s) could be condoned subject to the condition that the appellants would not be entitled to enure undue benefit for the delayed period. We grant such indulgence in the appellant’s favour also for the reason that a batch of first appeals at the instance of other land owners was still pending consideration before the High Court. All that the High Court ought to have emphatically denied to the late-comers was the benefit of interest including on the solatium, under Section 34 of the Act for the period from the date of passing of the award by the Reference Court till the filing of the first appeals.”

7. In view of the discussion made hereinabove, the application is allowed and delay of 3360 days in filing the appeal is hereby condoned.

RFA-1187-2024 (O&M)

1. At the outset, learned counsel for the appellant(s) submits that the present appeal is squarely covered by the judgment dated 31.05.2019 passed by this Court in a bunch of appeals with lead case bearing RFA-7108-2012, titled as **“Rampal and others (II) vs. Land Acquisition Collector and another”**. The relevant portion of the said judgment reads as under:-

“Relief

199. Keeping in view the above, the market value alongwith all statutory benefits is fixed as under:-

(i) For the first notification dated 01.05.2006, for the land of village Sihi, which was falling within the limits of Municipal Corporation, Faridabad, the market value would be Rs.1351/- per square yard (Rs.65,38,840/- per acre). The market value is fixed @ Rs.1229/- per square yard (Rs.59,48,360/- per acre) for villages Badoli/Baroli, Sihi, Murtazapur, Pehladpur and Bhatola, not falling in the municipal limits.

(ii) For the second notification dated 07.02.2008, the market value for the villages Bhatola, Murtazapur and Badoli/Baroli, is fixed @ Rs.1551/- per square yard (Rs.75,06,840/- per acre) and for other three villages i.e. Fajjupur Majra Neemka, Neemka, Faridpur, the market value is fixed @ Rs.1410/- per square yard (Rs.68,24,400/- per acre).

(iii) For the third notification dated 14.08.2008, the market value is fixed @ Rs.3300/- per square yard (Rs.1,59,72,000/- per square yard) for the land falling within the limits of Municipal Corporation, Faridabad of villages Budhena, Baselwa and Mawai. For the other land of the said villages, the market value is fixed @ Rs.2970/- per square yard (Rs.1,43,74,800/- per acre).

(iv) For the land falling in villages Badoli/Baroli, Pehladpur and Wazirpur, for the notification dated 14.08.2008, the market value is fixed @ Rs.2129/- per square yard (Rs.1,03,04,360/- per acre). For the lands of villages Palwali, Badshahpur, Bhatola and Murtazapur the market value is fixed @ Rs.1936/-per square yard (Rs.93,70,240/- per acre). And for the land falling in the last belt of the notification dated 14.08.2008 in villages Neemka, Fajjupur Majra Neemka, Kheri Khurd, Faridpur, Kheri Kalan, Bhupani, Riwaipur and Tikawali, the market value is fixed @ Rs.1760/- per square yard (Rs.85,18,400/- per acre).

2 On the other hand, learned counsel representing the respondents is not in a position to controvert the above factual position.

3. After going through the judgment passed in **Rampal and others**

(II) case (*supra*) as well as the present case, this Court agrees with the

SONIKA
2026.01.23 18:44
I attest to the accuracy and
authenticity of this document

assertion of the learned counsel for the appellant(s).

4. Consequently, the present appeal is disposed of in the same terms as *Rampal and others (II) case (supra)*.

5. It is further added that the appellant(s) shall not be entitled to interest for the period of delay of 3147 days in filing the appeal.

6. Pending application, if any, also stand disposed of.

22.01.2026
sonika

(HARKESH MANUJA)
JUDGE

(i) Whether speaking/reasoned: Yes/No (ii) Whether reportable: Yes/ No