

RFA No.49 of 2023 (O&M)

2026.PHHC:031706



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

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RFA No.49 of 2023 (O&M)
Date of Decision: 26.02.2026

CHANDER BHUSHAN AND ANR.	Appellants
Vs	
STATE OF HARYANA AND ANR.	...Respondent(s)

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

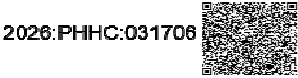
Present: Mr. Chand Ram Olla, Advocate
for the appellants.

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 04.08.2022 passed by the learned Addl. District Judge, Gurugram (hereinafter to be referred as the 'Reference Court').

[2]. Briefly stating, in the present case, certain land owned by the appellants/landowners situated within the revenue estate of village Choma, Hadbast No.62, Tehsil and District Gurugram, came to be acquired vide Notifications dated 25.01.2008 and 18.03.2008 issued under Sections 4 & 6 of the Land Acquisition Act, 1894 (for short the '1894 Act') respectively, for the public purpose namely for 'the development and utilization of land for 150 meters wide periphery road linking Dwarka Township Delhi from Haryana Boundary to N.H.8 near village Kherki Daulka at Gurgaon (now Gurugram)'. Award under Section 11 of the 1894 Act was passed by the Land Acquisition Collector (for short 'the LAC') on 23.12.2009, whereby market value of the acquired land was assessed



@ Rs.60,00,000/- per acre along with all other statutory benefits and interests provided under the 1894 Act.

[3]. Aggrieved thereof, the appellants-landowners invoked Reference under Section 18 of the 1894 Act, which stands adjudicated while awarding benefit of market value to the tune of Rs.4,78,05,588/- per acre after deducting 15% towards development cost(s), in favour of the appellants-landowners while relying upon the decision dated 05.09.2017 passed by the Hon’ble Apex Court in Civil Appeal Nos.11814-11864 of 2017 which has been proved on record as Ex.P-5 before the learned Reference Court.

[4]. Having heard learned counsel for the parties and gone through the paper book, once the appellants/landowners have already been granted the benefit of market value by the Hon’ble Apex Court in relation to the same notification and acquisition proceedings, no further claim for enhancement is made out in favour of the appellants-landowners. Accordingly, the present appeal is found to be devoid of merit is, thus hereby dismissed.

[5]. All pending application(s), if any, shall also stand disposed of.

February 26, 2026	(HARKESH MANUJA)
Atik	JUDGE
Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No