

2026:PHHC:001442



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

**RFA-872-2025 (O&M)**

Decided on:-09.01.2026

Rattan Singh and another .....Appellants..

vs.

State of Haryana and others .....Respondents..

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

Present: Mr.Navneet Singh Chhokar, Advocate for the appellants.

Mr. Jagdish Manchanda, Addl. A.G., Haryana,  
for the respondents.

\*\*\*\*\*

**HARKESH MANUJA J. (Oral)**

1. By way of present appeal, challenge has been laid to an Award dated 11.04.2025 passed by the Rehabilitation & Settlement Authority-cum-Additional District Judge, Gurugram (for short, "Reference Court").

2. Brief facts of the case are that total 132 kanal of land owned by the appellants and other landowners, situated in the revenue estate of Village Mohammadpur Jharsa, Tehsil & District Gurugram, was sought to be acquired vide notifications dated 24.12.2013 and 18.12.2014, issued under Sections 4 & 6, respectively, of the Land Acquisition Act, 1894 (hereinafter referred to as "1894 Act), for the public purpose, namely, Metro Rail Track and its allied uses. The Land Acquisition Collector-cum-District Revenue Officer vide its award dated 13.01.2017, assessed the market value of the acquired land at the rate of Rs.1,90,00,000/- per acre.

3. Aggrieved of the same, the appellants along with other landowners invoked separate reference petition(s) under Section 64 of the 2013 Act, seeking enhancement of compensation. Upon consideration of the material

available on record, the Reference Court vide its Award dated 11.04.2025, enhanced the market value to Rs.2,04,02,826/- per acre along with 100% solatium besides grant of all other statutory benefits.

4. Feeling dissatisfied with the aforesaid Award passed by the learned Reference Court, the appellants-landowners have preferred the present appeal seeking enhancement of compensation.

5. Both the respective counsels for the parties are *ad idem* that the matter in issue with regard to determination of market value of acquired land is squarely covered by the decision rendered by this Court in RFA-639-2025 (O&M) titled as “**Rampal Singh vs. State of Haryana and others**”, decided on 28.10.2025, wherein the land situated in the same revenue estate of Village Mohammadpur Jharsa, Tehsil & District Gurugram, was sought to be acquired vide notifications dated 24.12.2013 and 18.12.2014 issued under Sections 4 & 6 of the 1894 Act, and for the same purpose i.e. namely, Metro Rail Track and its allied uses. Relevant para of **Rampal Singh’s** case (supra) is reproduced hereunder:-

*“Accordingly, in the light of discussion made herein above, the appellants-landowners shall be entitled for award of market value @ Rs.3,06,04,239/- per acre as per the average price derived from the sale exemplars mentioned in para 47 of the impugned award followed by 10% deduction thereupon along with all other statutory benefits and interest as provided under the 2013 Act.”*

6. In view of the above, the present appeal is also disposed of in terms of the aforesaid decision.

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

09.01.2026

sonika

(i) Whether speaking/reasoned: Yes/No

(HARKESH MANUJA)

JUDGE

(ii) Whether reportable: Yes/ No