

CM-4285-4286-CI-2025 in/and
RFA-5898-2014(O&M) & other connected cases

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IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

129

Decided on : 06.02.2026

1. CM-4285-4286-CI-2025 in/and
RFA-5898-2014(O&M)

Sabar Singh

.....Appellant
- VERSUS
- State of Punjab & anr.

.....Respondents
2. RFA-5899-2014 (O&M)

Karan Bahdur Singh and others

.... Appellants
- versus
- State of Punjab & anr.

.... Respondents
3. RFA-5896-2014 (O&M)

Ajaib Singh and another

.... Appellants
- versus
- State of Punjab & anr.

.... Respondents
4. RFA-5897-2014 (O&M)

Gurcharan Singh and others

.... Appellants
- versus
- State of Punjab & anr.

.... Respondents
5. RFA-5900-2014 (O&M)

Rajinder Kaur

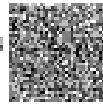
.... Appellant
- versus
- State of Punjab & anr.

.... Respondents
6. RFA-5901-2014 (O&M)

Amarjit Singh

.... Appellant
- versus
- State of Punjab & anr.

.... Respondents



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7. RFA-5902-2014 (O&M)

Chhotu Ram (deceased) through LRs.

.... Appellant

versus

State of Punjab & anr.

.... Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Vijay Lath, Advocate
for the appellants.

Mr. Karunesh Kaushal, AAG, Punjab.

HARKESH MANUJA, J (ORAL)

**CM-4284-CI-2025 in
RFA-5898-2014**

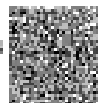
Allowed as prayed for.

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RFA-5898-2014**

Notice of the application was issued to the respondents on 14.01.2026. However, reply has not been filed.

I have heard learned counsel for the parties and perused the paper book.

Although prayer in the application is for seeking permission to lead additional evidence in the form of notification and awards (Annexures A-1 to A-7), however a perusal of the record shows that the two awards dated 17.09.2016 passed by learned Reference Court in Land Reference No.64 dated 30.07.2012 and Land Reference No.105 dated 13.09.2012 are the only relevant and necessary documents for the complete and effective adjudication of the case in hand being related to the same very acquisition proceedings. Vide awards dated 17.09.2016 (Annexures A-5 and A-6), the landowners have been awarded the benefit of



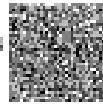
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enhanced market value @ Rs.18,70,000/- per acre besides grant of all other statutory benefits. The notifications issued under Section 4 of the Act, the awards (Annexures A-5 and A-6) as well as the purpose of acquisition being identical to that in the present case, the above mentioned two documents are permitted to be taken on record as additional evidence as the same would help this Court to do complete justice between the parties. Accordingly, prayer made in the application is allowed to that extent. The two awards dated 17.09.2016 are taken on record as Annexures A-5 and A-6 respectively.

Main cases

1. With the consent of learned counsel for the parties, main appeals are taken up on board today itself for final disposal. However, facts are being culled out from RFA-5898-2014.
2. By way of present appeal, challenge has been laid to an award dated 17.12.2013 passed by the Court of learned Additional District Judge, Fast Track Court Ropar-cum-Reference Court, whereby, reference for enhancement of compensation has been dismissed.
3. In the present case, some land owned by the appellant-landowners situated in the revenue estate of Village Rampur, Tehsil Anandpur Sahib, was acquired vide notifications dated 18.03.2010 published on 16.04.2010 and 15.09.2010, published on 05.11.2010 issued under Sections 4 and 6 respectively of the Land Acquisition Act, 1894 (hereinafter referred to as 'the Act') for the public purpose to construct a ropeway namely Sri Anandpur Sahib-Sri Naina Devi Ropeway Project. Award under Section 11 of the Act was passed by the Land Acquisition Collector on 08.04.2011 and the market value was assessed at



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Rs.8,50,000/- per acre for the barani land adjoining to Sri Anandpur Sahib and Naina Devi Ropeway Project upto 40 karams; Rs.6,00,000/- beyond that i.e. for the remaining land and Rs.1,50,000/- per acre for *gair mumkin choh* land. Aggrieved thereof, the appellant-landowners preferred objections under Section 18 of the Act, which were dismissed by the learned Reference Court vide award dated 17.12.2013.

A perusal of record shows that vide two awards dated 17.09.2016, which have been produced and proved on record as Annexures A-5 and A-6 respectively, pertained to the same acquisition proceedings initiated vide notification dated 18.03.2010 under Section 4 of the Act, for the land forming part of the same revenue estate of Village Rampur, other identically placed landowners have been awarded the benefit of enhanced market value at uniform rate of Rs.18,70,000/- per acre. The public purpose in both the acquisition proceedings is same i.e. to construct a ropeway namely Sri Anandpur Sahib-Sri Naina Devi Ropeway Project.

In view of the above, applying principle of parity as well as award of just and fair compensation against the compulsory acquisition for the public purpose, the appellant landowners are also held entitled the similar benefits of market value @ Rs.18,70,000/- besides grant of all other statutory benefits including the interest especially the interest on solatium as well. Accordingly, the present appeal stands allowed.

6. Pending application(s), if any, shall also stand disposed of.

06.02.2026
monika

(HARKESH MANUJA)
JUDGE

*Whether speaking/reasoned
Whether reportable*

*:Yes/No
:Yes/No*