



RFA No.766 of 2014 (O&amp;M)

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

136-2

RFA No.766 of 2014 (O&amp;M)

Date of Decision: 05.02.2026

**HARDEV SINGH JATANA**

....Appellant(s)

**Vs****STATE OF PUNJAB AND ANR.**

...Respondents

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

Present: Mr. G.S. Punia, Sr. Advocate with  
Ms. Harveen Kaur, Advocate  
for the appellant.

Mr. Gunjan Mehta, Addl. A.G., Punjab.

Mr. Mandhir Singh Virk, Advocate  
for respondent No.2.

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**HARKESH MANUJA, J. (Oral)**

[1]. By way of present appeal, challenge has been laid to the Award dated 10.10.2013 passed by the learned Addl. District Judge, S.A.S. Nagar (Mohali), (hereinafter to be referred as the 'Reference Court'), whereby Reference Petition filed under Section 18 of the Land Acquisition Act, 1894 (for short 'the 1894 Act') at the instance of the appellant/landowner was partly allowed while granting them benefit of enhanced compensation at uniform rate of Rs.2,32,00,000/- per acre besides awarding all other statutory benefits/interest in their favour as provided under the 1894 Act.

[2]. Learned counsel for the parties are ad *idem* that the matter with respect to the determination of market value stands adjudicated upon by this Court vide its decision dated 27.01.2026 passed in **RFA No.7762 of 2013 with Cross-Objection No.98-CI of 2018** titled as **"The Greater Mohali Area Development Authority, SAS Nagar (Mohali) vs. Baldev Singh (Deceased) through His LRs and others"** whereby the similarly situated landowners pertaining to the same acquisition proceedings have been held entitled for the enhanced amount of compensation @ Rs.3,38,40,000/- per acre, along with all other statutory benefits



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of the amended 1894 Act. Relevant para Nos.18 and 19 from the aforementioned judgment are extracted hereunder:-

[18]. *Accordingly, the market value for the land under acquisition is re-assessed @ Rs.3,38,40,000/-per acre. In addition, the landowners shall also be entitled for award of all statutory benefits and interest as provided under the provisions of the 1894 Act (amended upto date). The landowners shall also be entitled for solatium @ 30% besides award of interest thereupon.*

[19]. *Consequently, in view of the discussion made herein above, the appeals preferred at the instance of appellants-GMADA are hereby dismissed and the appeals as well as cross-objections filed by the landowners are partly allowed in the aforesaid terms.”*

[3]. In view of the stand taken by both the sides on facts and applying the principle of parity and for grant of just and fair compensation, the present appeal is partly allowed in terms of the aforementioned decision i.e. The Greater Mohali Area Development Authority, SAS Nagar (Mohali) vs. Baldev Singh (Deceased) through His LRs and others’ case (supra) and the appellant/landowner is held entitled for similar amount of market value @ Rs.3,38,40,000/- per acre, as has been awarded to other similarly situated landowners; along with all other statutory benefits and interest available under the amended provisions of Land Acquisition Act, 1894 as applicable to the present acquisition.

[4]. Pending application(s), if any shall also stand disposed of.

February 05, 2026  
Atik

(HARKESH MANUJA)  
JUDGE

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|---------------------------|--------|
| Whether speaking/reasoned | Yes/No |
| Whether reportable        | Yes/No |