

2026.PHHC.013555



CR No.7171 of 2023 (O&M)

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

151

CR No.7171 of 2023 (O&M)

Date of Decision:29.01.2026

HARYANA URBAN DEVELOPMENT AUTHORITYPetitioner**Vs****SMT. BIRMHO DEVI AND ORS.****....Respondents****CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA**

Present: Mr. Arvind Seth, Advocate
for the petitioner.

Ms. Komal Sharma, D.A.G., Haryana.

Mr. Bharat Bhushan, Advocate
for respondent Nos.2 to 6, 8, 9, 11 & 13 to 18.

HARKESH MANUJA, J. (Oral)

[1]. By way of present revision petition filed under Article 227 of the Constitution of India, challenge has been laid to the order dated 13.01.2020 passed by the learned Additional District Judge, Gurugram-cum-Executing Court, whereby the private respondents/landowners being co-sharers in the acquired land, were found entitled to the grant of similar benefits of enhanced compensation to the tune of Rs.1,40,62,500/- per acre along with all statutory benefits under the relevant provisions of the Act, in terms of the order dated 25.04.2013 passed in L.A. Case No.541 of 2011 (Ex.PW1-B) which was decided along with the main L.A. Case No.1265 of 2010 titled 'Azad Singh and Others vs. State of Haryana and others' (Ex.PX).

[2]. Being aggrieved thereof, the petitioner preferred the present revision petition.



CR No.7171 of 2023 (O&M)

[3]. Learned counsel for the petitioner submits that once the private respondents did not choose to prefer reference under Section 18 or 28-A of the Land Acquisition Act, 1894, they could not have been awarded the benefit of enhanced market value determined in favour of other co-sharers for the acquired land merely by preferring an execution application.

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

[5]. The issue raised by the petitioner now stands finally determined by the Hon'ble Apex Court in case of **'Ramphal & Ors. Vs. Haryana State Industrial and Infrastructure Development Corporation Limited & Ors.'** decided on 13.01.2026 by upholding the claim of the co-sharers, however restricting the award of interest. The relevant paragraphs Nos.12 to 14 of the aforementioned judgment are extracted hereunder:-

"12. We are of the considered view that apart from the compensation, the appellants would be entitled to the interest for a period of five years to be reckoned from today backwards and we make it explicitly clear that the appellants are not entitled for any interest for any other period. We would also hasten to add that the appellants would be entitled to all other consequential benefits which flow from award of compensation and the respondent(s) authorities shall compute the compensation as has been determined by the award passed under Section 18 of the Act and/or modified by the High Court or this Court in exercise of appellate jurisdiction.

13. The said determination shall be made by the authorities expeditiously and at any rate within an outer limit of three months from the date of this order and the amounts so determined shall be disbursed within an outer limit of three months for such determination with interest as specified therein.



CR No.7171 of 2023 (O&M)

14. *In the event of time line which has been fixed by this Court is not adhered to by the respondent(s) authorities, they shall be liable to pay interest @ nine per cent (9%) on the amounts so determined.”*

[6]. In view of the adjudication made by the Hon’ble Apex Court in the aforementioned case of **Ramphal & Ors.** (supra), the present petition is disposed of. As directed by the Hon’ble Apex Court, the petitioner shall disburse the amount of compensation in favour of the private respondents/landowners within three months from today. However, subject to interest payable in accordance with the decision passed in **Ramphal & Ors.** (supra).

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

January 29, 2026
Atik

(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No