



**RFA-4585-2018(O&M)  
and other connected cases**

**275+131 IN THE HIGH COURT OF PUNJAB AND HARYANA  
AT CHANDIGARH**

**RFA-4585-2018(O&M)  
and other connected cases  
Date of decision: 07.03.2025**

**Pardeep Goyal and another**

**..Appellants**

**Versus**

**State of Haryana and another**

**..Respondents**

**CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Mr. Ashwani Kumar Chopra, Senior Advocate with  
Mr. Vidul Kapoor, Advocate  
for the appellant in RFA-1317-2019.

Mr. Jatin Verma, Advocate for  
Mr. S.K.Verma, Advocate  
for the appellants in RFA-133-2019.

Mr. S.S.Salar, Advocate  
for the appellant in RFA-958-2019 and  
for respondent in RFA-427-2019.

Mr. Sushil K.Sharma, Advocate and  
Mr. Sandeep K. Loura, Advocate  
for the appellants in RFA-13584-2018.

Mr. Sankalp Ghelawat, Advocate for appellants  
in RFA-534, 548 and 554 of 2019

Mr. Anil Dutt, Advocate for  
Mr. S.P.Khatri, Advocate for the appellant.

Mr. Ajay Kumar Gupta, Advocate and  
Mr. Hritik Gupta, Advocate  
for the appellants in RFA-155, 156 and 157 of 2025 and  
for the respondents in RFA-279, 282 and 286 of 2021

Mr. M.K.Chouhar, Advocate and  
Mr. Shoaib Khan, Advocate for the appellants.



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Mr. Anil Dutt, Advocate  
for the appellants in RFA-548-2019.

Mr. Sandeep Panwar, Advocate for respondents  
(through VC)

Mr. Abhinash Jain, DAG, Haryana.

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**ANIL KSHETARPAL, J. (Oral)**

**Applications for condonation of delay in filing the appeals (RFA-155, 156 & 157 of 2025)**

1. For the reasons stated in the applications, delay of 1523 days (in RFA-155-2025 & 157-2025) and delay of 1524 days (in RFA-156-2025) filing the respective appeals is condoned.

2. CMs stand allowed.

**Applications for condonation of delay in re-filing the appeals (RFA-155, 156 & 157 of 2025)**

3. For the reasons stated in the applications, delay of 6 days in re-filing the appeals is condoned.

4. CMs stand allowed.

**Main cases**

5. A batch of 132 connected Regular First Appeals and cross objections (details whereof are given at the foot of the judgment) shall stand disposed of by this common order with the consent of learned counsel representing the parties.

6. After having heard learned counsel representing the parties at length, this Court is of the considered view that the Reference Courts (hereinafter referred to as 'RC') while passing the various awards have overlooked the material facts of the case. While deciding the cases, RCs



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were oblivious of the fact that the acquisition is for construction of Ghaggar/Kaushalya Dam. The topography of the area was required to be seen because the acquired land may be comprising of plain land, hillock/mound slopes and deep khadd(ditch). It's a hilly area. The dam was to be constructed to obstruct the flow of Ghaggar/Kaushalya river. This was most important fact, which the RCs were required to keep in mind while assessing market value of the acquired land.

7. Learned counsel representing the parties do not dispute that in none of the awards passed by the RCs, these aspect of the matter has been kept in consideration. In RFA-3892-2019, State of Haryana has filed an application for filing additional evidence. The State as well as the landowners are challenging the correctness of market value assessed by the RCs.

8. Keeping in view the aforesaid position, the impugned awards passed by the RCs on 30.05.2018, 26.11.2018, 08.12.2018, 31.08.2018, 06.11.2018, 14.11.2018, 22.11.2018, 26.11.2018, 08.12.2018 and 07.05.2019 are set aside. It is expected that the RCs would either inspect the site itself or get a report from an expert with regard to the location of particular parcel of land owned by each of the landowners, who have filed petition under Section 18 of the Land Acquisition Act, 1894, after having equipped itself with the complete information, the RCs will proceed to decide the matter afresh.

9. The parties are directed to appear through their counsel before the Reference Courts on 07.05.2025.

10. With these observations, the appeals stand disposed of.



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11. All the pending miscellaneous applications, if any, are also disposed of.

**(ANIL KSHETARPAL)  
JUDGE**

**07.03.2025**

*rekha*

*Whether speaking/reasoned*

*Yes/No*

*Whether reportable*

*Yes/No*

Sr. No.	Case No.	Appellant(s)	Respondent(s)
1.	RFA-4585-2018	PARDEEP GOYAL AND ANR	STATE OF HARYANA AND ANR
2.	RFA-13582-2018 WITH XOBJR-108-2021	AVTAR JEET SINGH	STATE OF HARYANA & ANOTHER
3.	RFA-13583-2018 WITH XOBJR-111-2021	NARINDER KUMAR	STATE OF HARYANA & ANOTHER
4.	RFA-13584-2018 WITH XOBJR-107-2021	GURPAL SINGH	STATE OF HARYANA & ANOTHER
5.	RFA-13610-2018 WITH XOBJR-102-2021	JAGDISH KUMAR (D) THR LRS AND ANR	STATE OF HARYANA AND ANR
6.	RFA-13621-2018 WITH XOBJR-113-2021	MEENAL KUMAR	STATE OF HARYANA AND ORS
7.	RFA-13620-2018 WITH XOBJR-46-2021	RAVINDER KUMAR	STATE OF HARYANA AND ORS
8.	RFA-13617-2018 WITH XOBJR-110-2021	SUSHMA	STATE OF HARYANA AND ORS
9.	RFA-13618-2018 WITH XOBJR-106-2021	DAVINDER KUMAR	STATE OF HARYANA & ORS
10.	RFA-13619-2018 WITH XOBJR-47-2021	SUKHWINDER SINGH	STATE OF HARYANA & ORS
11.	RFA-4587-2018	KULDEEP SINGH	STATE OF HARYANA AND ANR



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12.	RFA-4586-2018	KULDEEP SINGH	STATE OF HARYANA AND ANR
13.	RFA-4266-2019	STATE OF HARYANA AND OTHERS	SUMIT
14.	RFA-4265-2019	STATE OF HARYANA AND OTHERS	TARA CHAND
15.	RFA-4264-2019	STATE OF HARYANA AND OTHERS	SUNITA
16.	RFA-4145-2019	STATE OF HARYANA AND ANOTHER	PARDEEP GOYAL AND ANOTHER
17.	RFA-4144-2019	STATE OF HARYANA AND OTHERS	ISHWAR DASS
18.	RFA-4143-2019	STATE OF HARYANA AND ANOTHER	RAJ KUMAR BANSAL AND OTHERS
19.	RFA-4149-2019	STATE OF HARYANA AND OTHERS	BACHAN SINGH AND ANOTHER
20.	RFA-4148-2019	STATE OF HARYANA AND OTHERS	SANJAY
21.	RFA-4147-2019	STATE OF HARYANA AND OTHERS	DARSHAN KUMAR
22.	RFA-4146-2019	STATE OF HARYANA AND OTHERSS	GURDEV SINGH
23.	RFA-533-2019 WITH XOBJR-93-2021	GULSHANVIR	STATE OF HARYANA AND OTHERS
24.	RFA-81-2019 WITH XOBJR-20-2022	TARA SINGH (D) THR LRS AND ORS	STATE OF HARYANA AND ANR
25.	RFA-473-2019 WITH XOBJR-105-2021	JASWINDER KAUR	STATE OF HARYANA AND ORS
26.	RFA-474-2019 WITH XOBJR-120-2021	SEEMA	STATE OF HARYANA AND ANOTHER
27.	RFA-475-2019 WITH XOBJR-109-2021	JITENDER PAL	STATE OF HARYANA AND ANOTHER
28.	RFA-279-2021	STATE OF HARYANA AND ANOTHER	SURINDER KUMAR LAMBHA AND ANR
29.	RFA-290-2021	STATE OF HARYANA AND ANOTHER	SUDHARSHAN DEVI ALIAS SUDHARSHAN KUMARI
30.	RFA-287-2021	STATE OF HARYANA AND OTHERS	R.K. LAMBA
31.	RFA-286-2021	STATE OF HARYANA AND ANOTHER	PREM BHUSHAN AND ORS
32.	RFA-285-2021	STATE OF HARYANA AND OTHERS	JANAK DEVI



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33.	RFA-354-2019 WITH XOBJR- 115-2021	SHAKUN AND ORS	STATE OF HARYANA AND ANOTHER
34.	RFA-1008-2019 WITH XOBJR- 112-2021	HEMANT SHARMA AND ANR	STATE OF HARYANA AND OTHERS
35.	RFA-13581- 2018 WITH XOBJR-114- 2021	RAJ RANI	STATE OF HARYANA & ANOTHER
36.	RFA-2611-2019 WITH XOBJR- 104-2021	GIAN KUMARI THROUGH LR PREM PAL PABBI	STATE OF HARYANA AND OTHERS
37.	RFA-2339-2019 WITH XOBJR- 29-2022	KISHORI LAL	STATE OF HARYANA AND OTHERS
38.	RFA-14-2020 WITH XOBJR- 28-2022	YUGAL KISHORE AND OTHERS	STATE OF HARYANA AND ANOTHER
39.	RFA-1005-2019 WITH XOBJR- 31-2022	MAHANT BABA KIRPAL PURI	STATE OF HARYANA AND OTHERS
40.	RFA-1397-2021	SUSHILA	STATE OF HARYANA AND OTHERS
41.	RFA-289-2021	STATE OF HARYANA AND ANOTHER	DHARAM CHAND
42.	RFA-1399-2021	ANJU BALA	STATE OF HARYANA AND OTHERS
43.	RFA-1009-2019 WITH XOBJR- 27-2022	NANDANI	STATE OF HARYANA THROUGH DEPUTY COMMISSIONER AND OTHERS
44.	RFA-284-2021	STATE OF HARYANA AND ANOTHER	RAJ KUMAR BANSAL AND ORS
45.	RFA-288-2021	STATE OF HARYANA AND OTHERS	ANJU BALA
46.	RFA-280-2021	STATE OF HARYANA AND OTHERS	SHAM SUNDER
47.	RFA-1394-2021	SHAM SUNDER	STATE OF HARYANA AND OTHERS
48.	RFA-281-2021	STATE OF HARYANA AND OTHERS	SUSHILA
49.	RFA-4345-2019 WITH XOBJR- 21-2022	DAYAL THROUGH LRS AND OTHERS	STATE OF HARYANA AND ANOTHER
50.	RFA-1134-2019 WITH XOBJR- 26-2022	RAJINDER PARSAD GARG	STATE OF HARYANA THROUGH DEPUTY COMMISSIONER AND OTHERS



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51.	RFA-1083-2019 WITH XOBJR- 24-2022	SUNITA	STATE OF HARYANA THROUGH DEPUTY COMMISSIONER AND OTHERS
52.	RFA-890-2019 WITH XOBJR- 25-2022	LALIT SINGLA	STATE OF HARYANA AND OTHERS
53.	RFA-1388-2021	SUMIT	STATE OF HARYANA AND OTHERS
54.	RFA-1389-2021	SANJAY	STATE OF HARYANA AND OTHERS
55.	RFA-133-2019	FATIMA AND ORS	STATE OF HARYANA AND ANR
56.	RFA-13734- 2018	DEEN MOHD(D) THR LRS & ORS	STATE OF HARYANA & ORS
57.	RFA-543-2019	ASHOK KUMAR (NOW DECEASED) THROUGH HIS LRS.	STATE OF HARYANA AND OTHERS
58.	RFA-1144-2019	BACHAN SINGH NOW DECEASED THROUGH HIS LRS AND ANR	STATE OF HARYANA THROUGH DEPUTY COMMISSIONER AND OTHERS
59.	RFA-534-2019	SUNITA	STATE OF HARYANA AND OTHERS
60.	RFA-544-2019	ROSHAN LAL	STATE OF HARYANA AND OTHERS
61.	RFA-545-2019	GULSHAN KAUR	STATE OF HARYANA AND OTHERS
62.	RFA-546-2019	TIRATH RAM(NOW DECEASED)THROUGH HIS LRS	STATE OF HARYANA AND OTHERS
63.	RFA-547-2019	RAJINDER PARSAD GARG	STATE OF HARYANA AND OTHERS
64.	RFA-548-2019	LALIT SINGLA	STATE OF HARYANA AND OTHERS
65.	RFA-549-2019	MAHANT BABA KIRPAL PURI	STATE OF HARYANA AND OTHERS
66.	RFA-550-2019	AKASH AND ORS	STATE OF HARYANA AND OTHERS
67.	RFA-551-2019	KAMLESH KAUR	STATE OF HARYANA AND OTHERS
68.	RFA-552-2019	GURDEV SINGH	STATE OF HARYANA AND OTHERS
69.	RFA-553-2019	TARA CHAND	STATE OF HARYANA AND OTHERS
70.	RFA-554-2019	NANDANI	STATE OF HARYANA AND OTHERS
71.	RFA-555-2019	DINNA NATH	STATE OF HARYANA



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			AND OTHERS
72.	RFA-959-2019 WITH XOBJR- 167-22	SUKHDEV SINGH	STATE OF HARYANA THROUGH LAND ACQUISITION COLLECTOR AND ANOTHER
73.	RFA-4270-2019	STATE OF HARYANA AND OTHERS	NANDANI
74.	RFA-4269-2019	STATE OF HARYANA AND OTHERS	SHAM SUNDER
75.	RFA-4588-2018	RAJ KUMAR BANSAL (DECEASED) THROUGH HIS LRS AND ORS	STATE OF HARYANA AND ANR
76.	RFA-4267-2019	STATE OF HARYANA AND OTHERS	KISHORI LAL AND OTHERS
77.	RFA-4268-2019	STATE OF HARYANA AND OTHERS	KAMLESH KAUR
78.	RFA-4294-2019	STATE OF HARYANA AND OTHERS	TIRATH RAM NOW DECEASED THROUGH HIS LRS
79.	RFA-4271-2019	STATE OF HARYANA AND OTHERS	MOTIA RANI
80.	RFA-4272-2019	STATE OF HARYANA AND OTHERS	SHANTI DEVI AND ANOTHER
81.	RFA-4589-2018	RAJ KUMAR BANSAL (DECEASED) THROUGH LRS AND ORS	STATE OF HARYANA AND ANR
82.	RFA-155-2025	SURINDER KUMAR LAMBHA AND ORS	STATE OF HARYANA AND ANR
83.	RFA-156-2025	PREM BHUSHAN AND ORS	STATE OF HARYANA AND ANR
84.	RFA-157-2025	URMILA DEVI DECEASED THROUGH LRS AND ORS	STATE OF HARYANA AND ANR
85.	RFA-4160-2019	STATE OF HARYANA AND ANOTHER	KULDEEP SINGH
86.	RFA-4263-2019	STATE OF HARYANA AND OTHERS	ROSHAN LAL
87.	RFA-4159-2019	STATE OF HARYANA AND OTHERS	DINNA NATH
88.	RFA-4161-2019	STATE OF HARYANA AND OTHERS	PREM NATH
89.	RFA-4166-2019	STATE OF HARYANA AND OTHERS	DARVESH KAUR AND OTHERS
90.	RFA-4165-2019	STATE OF HARYANA AND OTHERS	RAJINDER PARSAD GARG
91.	RFA-4164-2019	STATE OF HARYANA AND ANOTHER	FATIMA AND OTHERS



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92.	RFA-4163-2019	STATE OF HARYANA AND OTHERS	TARA CHAND
93.	RFA-1431-2019 WITH XOBJR-169-2022	GURBAX SINGH AND OTHERS	STATE OF HARYANA AND ANOTHER
94.	RFA-282-2021	STATE OF HARYANA AND ANOTHER	URMILA DEVI AND ANOTHER
95.	RFA-53-2019 WITH XOBJR-103-2021	GURDARSHAN SINGH SINCE DECEASED THROUGH LRS AND ORS	STATE OF HARYANA AND ANR
96.	RFA-964-2020 WITH XOBJR-172-2022	SUSHMA	STATE OF HARYANA AND OTHERS
97.	RFA-278-2021	STATE OF HARYANA AND ANOTHER	KULDEEP SINGH
98.	RFA-13611-2018 WITH XOBJR-117-2021	TARA SINGH (D) THROUGH LRS & ORS	STATE OF HARYANA & ANR
99.	RFA-1646-2019 WITH XOBJR-168-2022	MEENAL KUMAR	STATE OF HARYANA AND ANOTHER
100.	RFA-1317-2019 WITH XOBJR-48-2021	M/S MEHFIL HOSPITALITY OVERSEAS LTD	STATE OF HARYANA AND ANOTHER
101.	RFA-394-2020 WITH XOBJR-23-2022	DAYAL SINGH AND OTHERS	STATE OF HARYANA AND ANOTHER
102.	RFA-3012-2019 WITH XOBJR-173-2022	SHAKUNTLA	STATE OF HARYANA AND ORS
103.	RFA-4217-2019	STATE OF HARYANA AND OTHERS	ASHOK KUMAR NOW DECEASED REPRESENTED THROUGH HIS LRS
104.	RFA-1018-2019 WITH XOBJR-166-2022	JARNAIL SINGH AND OTHERS	STATE OF HARYANA THROUGH LAND ACQUISITION AND ANOTHER
105.	RFA-536-2019 WITH XOBJR-163-2022	GULSHANVIR	STATE OF HARYANA AND OTHERS
106.	RFA-10-2020 WITH XOBJR-30-2022	SHYAM SINGH AND ORS	STATE OF HARYANA AND ANR
107.	RFA-3892-2019	STATE OF HARYANA AND OTHERS	LALIT SINGLA
108.	RFA-3343-2019 WITH XOBJR-164-2022	KARAM CHAND	STATE OF HARYANA AND ANR



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109.	RFA-1318-2019 WITH XOBJR- 165-2022	M/S MEHFIL HOSPITALITY OVERSEAS LTD	STATE OF HARYANA AND ANOTHER
110.	RFA-738-2019	PREM NATH (NOW DECEASED) THROUGH HIS LRS	STATE OF HARYANA AND OTHERS
111.	RFA-739-2019	ISHWAR DAS ( NOW DECESED) THORUGH HIS LRS	STATE OF HARYANA AND OTHERS
112.	RFA-740-2019	VINOD KUMAR	STATE OF HARYANA AND OTHERS
113.	RFA-954-2019	ISHWAR CHAND	STATE OF HARYANA AND OTHERS
114.	RFA-958-2019	MOTIA RANI (NOW DECEASED) THROUGH HER LRS	STATE OF HARYANA THROUGH DEPUTY COMMISSIONER AND ORS
115.	RFA-933-2020	SHAM SUNDER	STATE OF HARYANA AND OTHERS
116.	RFA-955-2020	DARVESH KAUR DECEASED AND OTHERS	STATE OF HARYANA AND OTHERS
117.	RFA-542-2019	OM PARKASH AND ORS	STATE OF HARYANA AND OTHERS
118.	RFA-4216-2019	STATE OF HARYANA AND OTHERS	SATYA PAUL GUPTA AND ANOTHER
119.	RFA-4152-2019	STATE OF HARYANA AND OTHERS	GAYAN CHAND AND OTHERS
120.	RFA-4151-2019	STATE OF HARYANA AND OTHERS	DEEN MOHAMMAD AND OTHERS
121.	RFA-4752-2018	KISHORI LAL	STATE OF HARYANA AND ORS
122.	RFA-736-2019	CHAND RANI	STATE OF HARYANA AND OTHERS
123.	RFA-737-2019	DARSHAN KUMAR (NOW DECEASED) THROUGH HIS LRS	STATE OF HARYANA AND OTHERS
124.	RFA-4155-2019	STATE OF HARYANA AND OTHERS	KISHORI LAL
125.	RFA-4154-2019	STATE OF HARYANA AND OTHERS	MAHANT BABA KIRPAL PURI
126.	RFA-4153-2019	STATE OF HARYANA AND ANOTHER	KULDEEP SINGH
127.	RFA-4156-2019	STATE OF HARYANA AND OTHERS	GULSHAN KAUR
128.	RFA-4157-2019	STATE OF HARYANA AND ANOTHER	RAJ KUMAR BANSAL AND OTHERS
129.	RFA-4158-2019	STATE OF HARYANA AND OTHERS	ISHWAR CHAND



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130.	RFA-4150-2019	STATE OF HARYANA AND OTHERS	VINOD KUMAR
131.	RFA-283-2021	STATE OF HARYANA AND OTHERS	RANBIR SINGH AND ORS
132.	RFA-4162-2019	STATE OF HARYANA AND OTHERS	AKASH AND OTHERS

**07.03.2025**  
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**(ANIL KSHETARPAL)**  
**JUDGE**