



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

**CM No. 764-CI of 2024 in/and
RFA No. 3452 of 2018 (O&M)
Date of Decision: 29.09.2025**

Jai Parkash and others

...Appellants

Versus

State of Haryana and others

...Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Sandeep Sharma, Advocate with
Mr. Rohan Moudgil, Advocate, Advocate
for the appellants–landowners.

Mr. Abhinash Jain, Deputy Advocate General, Haryana
for respondent Nos. 1 & 2.

Mr. H.S. Gill, Advocate
for respondent No. 3-HUDA.

HARKESH MANUJA, J. (ORAL)

Prayer in the present application bearing CM-764-CI-2024 moved on behalf of the applicants-appellants/landowners, is for deciding the main appeal in terms of order dated 21.12.2022 passed in **RFA-2659-2021**, titled "**Ranbir Singh Versus State of Haryana and others**".

[2] Upon notice, no reply has been filed.

[3] Present appeal has been preferred under Section 54 of the Land Acquisition Act, 1894 (**for short "1894 Act"**), to modify the award dated 06.02.2018 passed by learned Additional District Judge, Gurugram (**hereinafter to be referred as "Reference Court"**) seeking enhancement of compensation amount.

[4] Briefly, the facts are that in pursuance of Haryana Govt. Notification dated 11.01.2013 issued under Section 4 of 1894 Act, followed by

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Notification dated 15.07.2013 issued under Section 6 thereof, the land measuring 23.71 acres, H.B. No. 53, belonging to revenue estate of Village Daultabad, District Gurgaon, including the land of appellants, for public purpose, namely, "for construction of sector dividing road of Sections 103 & 106, Gurgaon", was acquired. The Land Acquisition Collector, Gurgaon (**for short "LAC"**) vide Award No. 125, dated 24.12.2013, assessed the market value of the acquired land @ Rs. 1,60,00,000/- per acre for all types of land alongwith all statutory benefits.

[5] Dissatisfied with the aforesaid Award, landowners / interested persons, including the appellants, filed objections under Section 18 of 1894 Act, which were decided vide award dated 06.02.2018 by the learned Reference Court, whereby the market value of the acquired land was enhanced at the rate of Rs. 3,15,00,000/- per acre besides grant of statutory benefits.

[6] Aggrieved thereof, a batch of appeals preferred by some other landowners, were disposed off by this Court on 21.12.2022, lead case of which was ***RFA No. 2659 of 2021***, titled "***Ranbir Singh Versus State of Haryana and others***", thereby enhancing compensation for the acquired land at the rate of Rs. 7,70,00,000/- per acre alongwith all other statutory benefits.

[7] It is contended by learned counsel for the applicants-appellants that present appeal is squarely covered with the judgment dated 21.12.2022 passed in case of ***Ranbir Singh (supra)***, arising out of the same notification, vide which the land of appellants had been acquired.

[8] Learned counsel(s) for the respondent(s) are not in a position to controvert the above factual position; however, opposes the payment of interest for the period, the appellants failed to approach this Court after the decision of Reference Court.

[9] I have heard learned counsel for the parties and gone through the paper-book.

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[10] From the records, it is apparent that the present appeal is squarely covered with the judgment dated 21.12.2022 passed in case of **Ranbir Singh (supra)**, which is arising out of the same acquisition / Notification dated 11.01.2013 covering the same revenue estate of Village Daultabad, District Gurgaon, whereby the landowners have been held entitled for the modified / enhanced amount of compensation. For reference, relevant para-4.16 of judgment dated 21.12.2022 passed in case of **Ranbir Singh (supra)** reads as under:-

“ 4.16 Keeping in view the aforesaid facts, the market value of the acquired land is assessed at the rate of Rs. 7,70,00,000/- per acre. ”

[11] Based upon the above, applying the principle of parity, besides award of just and fair compensation, the landowners / appellants being similarly situated are held entitled for grant of similar amount of compensation as has been awarded to other landowners vide judgment dated 21.12.2022 in case of **Ranbir Singh (supra)**, alongwith all other statutory benefits and interest thereupon as provided under the Act, except payment of interest for the period the appellants did not approach this Court after passing of Reference Court's Award.

[12] In view of the above, present application is **allowed**; with the consent of learned counsel for the parties, the main appeal is taken on board today itself and the same is **disposed off** in the above terms.

[13] Pending application(s), if any, shall also stand(s) disposed off.

September 29, 2025

(HARKESH MANUJA)

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JUDGE

Whether Speaking / Reasoned :	Yes	No
Whether Reportable :	Yes	No