

RFA-1095-2023 (O&M),
RFA-1096-2023 &
RFA-1097-2023 (O&M)

[1]

2025:PHHC:126354



IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

**RFA-1095-2023 (O&M),
RFA-1096-2023 &
RFA-1097-2023 (O&M)**

Reserved on 12.09.2025.

Date of decision: 15.09.2025

I. RFA-1095-2023

Rajesh and others ...Appellants

Versus

State of Haryana and others ...Respondents

II. RFA-1096-2023

Har Kishan @ Hari Kishan and another ...Appellants

Versus

State of Haryana and others ...Respondents

III. RFA-1097-2023

Muni Kumar and others ...Appellants

Versus

State of Haryana and others ...Respondents

CORAM: HON'BLE MR. JUSTICE DEEPAK GUPTA

Argued by: None for the appellants.

Mr. Gaurav Garg, AAG, Haryana.

Mr. Pritam Singh Saini, Advocate with
Ms. Parul Saini, Advocate for respondent No.4.

DEEPAK GUPTA, J. (ORAL)

This judgment shall dispose of three regular first appeals as titled below, as they have arisen out of the common order passed by the Reference Court.

2. By virtue of notification dated 11.01.2005 issued under Section



4 of The Land Acquisition Act, 1894 followed by another notification dated 31.05.2005 under Section 6 of the Act, the land of various villages belonging to different land-owners was notified for acquisition by the State of Haryana for developing and constructing *Kundali Manesar Express Highway* (hereinafter referred to as “KMP”) Phase VII connecting NH No.1, 10, 8 and 2. The acquired land also included the land of the appellants herein, situated in Village Bas Lambi, Haryana. By way of the LAC award No.22 dated 10.05.2006, the Land Acquisition Collector assessed the market value of the acquired land at ₹12,50,000/- per acre.

3. Various land owners sought references under Section 18 of the Land Acquisition Act. The Reference Court, in the first round vide order dated 22.04.2013 assessed the market value of the acquired land at ₹43,17,841/- per acre. This Court vide judgment dated 05.02.2016 revised the market value to ₹62,11,700/- per acre. However, Hon’ble Supreme Court vide judgment dated 25.01.2018 in “***Surender Singh Vs. State of Haryana and others***” (2018) 3 SCC 278 remanded all the cases back to the Reference Court, wherein the parties were permitted to lead further evidence. In the second round, the Reference Court held the landowners to be entitled to market value at the rate of ₹49,20,237/- per acre vide judgment dated 06.04.2021.

4. The dissatisfied landowners filed appeals before this Court, whereas HSIIDC i.e. the beneficiary department filed separate appeals seeking reduction of the market value.

5. Today, it is informed by learned counsel appearing for the beneficiary department i.e. HSIIDC that vide order dated 22.12.2021 passed in RFA-692-2021 (O&M) titled ‘*HSIIDC vs Narender & others*’ and various other connecting matters, this Court reduced the market value of the acquired land, by holding the landowners to be entitled to ₹14,52,480/- per acre along with all the statutory benefits. Learned counsel further submits that by way of the said order dated 22.12.2021, the appeals filed by the



various landowners were dismissed; whereas, the appeals filed by the HSIIDC were allowed in the above terms.

6. Learned counsel also submits that the bunch of petitions, which was disposed of by this Court on 22.12.2021 in RFA-692-2021, also included RFA-698, 708 & 709 of 2021 filed by HSIIDC against the appellants-landowners of the present three cases.

7. Nobody has put in appearance today on behalf of the appellants-landowners.

8. Considering the facts as brought to the notice by Ld. counsel for the respondent-beneficiary department i.e. HSIIDC, all these three appeals are hereby disposed of in terms of the order dated 22.12.2021 passed in RFA-692-2021 and consequent thereto, all these three appeals filed by the landowners are hereby dismissed.

9. Misc. applications, if any also stands disposed of.

15.09.2025

Yogesh

**(DEEPAK GUPTA)
JUDGE**

Whether speaking/reasoned:-

Yes/No

Whether reportable:-

Yes/No