





RFA No.1149 of 2003 (O&M)

along with all statutory benefits. Relevant portion from the aforementioned judgment is extracted hereunder:-

*“A perusal of the award of the Collector shows, land acquired vide notification dated 28.06.1990 consists of Rect. Nos. 37, 38, 39, 50, 51, 52, 58 and 59 whereas the land acquired vide notification dated 09.08.1990 consists of Rect. Nos 37, 38, 39, 50, 51, 52, 58, 59, 60, 61 and 70. The acquisition vide notification dated 10.12.1986 consists of Rect. Nos. 69, 70, 61, 81, 82 and 92. Aforesaid three pocket of land are adjoining to each other. This court in Amarjit Singh's case (supra) had assessed the value of land in Amarjit Singh's case (Supra) @ Rs. 116/- per square yard. Learned counsel for the land owners are claiming that they be granted increase @ 12% per annum thereon for the time gap in the two notifications, which is 3 years and 10 months. This court finds the prayer made by the land owners to be justifiable. The awards announced by the Collector pertaining to the aforesaid two acquisition also show appreciation of prices in the area, which is even at a rate more than 12% per annum. In Amarjit Singh's case (supra), the award of the Collector therein was Rs.85,000/- per acre, whereas in the present case, it was Rs.2,75,000/- per acre. Accordingly, after awarding increase @ 12% per annum on Rs.116/- per square yard, the value of the acquired land would come out to Rs.167/- per square yard. The land owners shall also be entitled to all the statutory benefits available to them under the Act.*

*To ensure that the landowners are not fleeced by the middleman in the process of disbursement of enhanced compensation, Hon'ble the Supreme Court in Civil Appeal No. 6515 of 2009 Haryana state Industrial Development corporation Vs. Pran Sukh and others, decided on 17.08.2010, issued certain directions I deem it appropriate to issue same directions in the present set of appeals as well. The same are as under:-*

*"with a view to ensure that the land owners are not fleeced by the middleman, we deem it appropriate to issue following further directions:*

- (i) The land Acquisition Collector shall depute officers subordinate to him not below the rank of Naib Tehsildar, who shall*



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*get in touch with all the land owners and/or their legal representatives and inform them about their entitlement and right to receive enhanced compensation.*

*(ii) The concerned officer shall also instruct the land owners and / or their legal representatives to open saving bank account in case they already do not have such account.*

*(iii) The bank account numbers of the land owners should be given to the Land Acquisition Collector within three months.*

*(iv) The land Acquisition Collector shall deposit the cheques of compensation in the bank accounts of the land owners".*

*The appeals are disposed of in the manner indicated above."*

[3]. In view of the above stand taken by both the sides on facts and applying the principle of parity, besides grant of just and fair compensation, the present appeal is partly allowed in terms of the aforementioned decision i.e. **Sadhu Ram and Others'** case (supra) and the appellants/landowners are held entitled for similar amount of market value @ Rs.167/- per square yard as has been awarded to other similarly situated landowners; along with all statutory benefits and interest available under the amended provisions of Land Acquisition Act, 1894 as applicable to the present acquisition.

[4]. The apportionment of compensation shall be made in terms of the Award dated 15.09.2001 passed by the learned Reference Court, as the same has not been re-agitated by the respondents.

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

(HARKESH MANUJA)  
JUDGE

September 22, 2025

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