



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

Date of Decision: 08.08.2025

1. **RFA No.996 of 2023 (O&M)**
Om Parkash (deceased through his LRs) and ors. ...Appellants
Versus
State of Haryana & Ors.Respondents
2. **RFA No. 1700 of 2023 (O&M)**
Chander Singh ...Appellant
Versus
State of Haryana and othersRespondents
3. **RFA No. 1371 of 2023 (O&M)**
Raj Bala ...Appellant
Versus
State of Haryana and anr.Respondents
4. **RFA No. 1270 of 2014 (O&M)**
Kusum and ors. ...Appellants
Versus
State of Haryana and others ...Respondents
5. **RFA No. 4472 of 2015 (O&M)**
Guddi ...Appellant
Versus
State of Haryana and othersRespondents
6. **RFA No. 4470 of 2015 (O&M)**
Bhim Singh ...Appellant
Versus
State of Haryana and othersRespondents
7. **RFA No. 6325 of 2014 (O&M)**
Inderjeet ...Appellant
Versus
State of Haryana and anr.Respondents



8. RFA No. 7219 of 2014 (O&M)
Hem Lata ...Appellant
Versus
State of Haryana and othersRespondents
9. RFA No. 5441 of 2013 (O&M)
Bijender ...Appellant
Versus
State of Haryana and othersRespondents
10. RFA No. 555 of 2020 (O&M)
Usha and another ...Appellants
Versus
State of Haryana & ors.Respondents
11. RFA No. 1363 of 2021 (O&M)
Ram Wati and ors. ...Appellants
Versus
State of Haryana & ors.Respondents
12. RFA No. 2127 of 2021 (O&M)
Sher Singh and anr. ...Appellants
Versus
State of Haryana & ors.Respondents
13. RFA No. 3660 of 2019 (O&M)
Kharak Singh @ Been Narayana ...Appellant
Versus
State of Haryana & ors.Respondents
14. RFA No. 1321 of 2023 (O&M)
Jatin Goel ...Appellant
Versus
State of Haryana & anr.Respondents
15. RFA No. 1750 of 2023 (O&M)
Surender Singh and ors. ...Appellants
Versus



State of Haryana & ors.Respondents

16. RFA No. 1718 of 2023 (O&M)

Vidha Devi (since deceased) through LRs and ors.
...Appellants

Versus

State of Haryana & anr.Respondents

17. RFA No. 217 of 2023 (O&M)

Lakhan Pal ...Appellants

Versus

State of Haryana & ors.Respondents

18. RFA No. 4840 of 2013 (O&M)

Shishpal @ Shishpal Nagar (deceased) through LRs. and ors.
...Appellants

Versus

State of Haryana & ors.Respondents

19. RFA No. 794 of 2021 (O&M)

State of Haryana and anr. ...Appellants

Versus

M/s Kataria Constructions Pvt. Ltd. and anr.
.....Respondents

20. RFA No. 787 of 2021 (O&M)

State of Haryana ...Appellant

Versus

Sukhbir and ors.
.....Respondents

21. RFA No. 619 of 2020 (O&M)

State of Haryana and anr. ...Appellants

Versus

Sher Singh and ors.Respondents

22. RFA No. 626 of 2020 (O&M)

State of Haryana and anr. ...Appellants

Versus

Usha and ors.Respondents



CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Arihant Jain, Advocate
for the appellants/ landowners.

Mr. Abhinash Jain, DAG, Haryana.

HARKESH MANUJA, J. (ORAL)

CM-2976-CI-2023; CM-2977-CI-2023 IN RFA-996-2023

Applications for impleading LRs of appellant No.1-Om Parkash and appellant No.3- Rattan Chand are allowed, as prayed for, subject to all just exceptions. The applicants mentioned in the applications are ordered to be brought on record as legal representatives of appellant No. 1 (Om Parkash) and appellant No.3 (Rattan Chand), to pursue the present appeals.

CM-2974-CI-2023 in RFA-996-2023; CM-4829-CI-2021 in RFA-2127-2021; CM 9070-CI-2019 IN RFA-3660-2019; CM-3663-CI-2023 IN RFA-1321-2023; CM-4765-CII-2023 IN RFA-1718-2023:

Applications moved on behalf of the applicants/ appellants for condonation of delay in re-filing the above mentioned appeals are allowed as prayed for subject to all just exceptions.

CM-2975-CI-2023 IN RFA-996-2023; CM-4709-CI-2023 IN RFA-1700-2023; CM-3812-CI-2023 IN RFA-1371-2023; CM-1421-CI-2020 IN RFA-555-2020; CM-2828-CI-2021 IN RFA-1363-2021; CM-4830-CI-2021 IN RFA-2127-2021; CM-9071-CI-2019 IN RFA-3660-2019; CM-1610-CI-2020 IN RFA-619-2020; CM-1624-CI-2020 IN RFA-626-2020; CM-3660-CI-2023 IN RFA-1321-2023; CM-4875-C1-2023 IN RFA-1750-2023; CM-4764-CI-2023 IN RFA-1718-2023; CM-813-CI-2023 IN RFA-217-2023:-

Prayer in the present applications moved on behalf of the



applicants-appellants is for condonation of delay in filing the appeals.

Notice of the applications.

Learned State Counsel as well as learned counsel for the landowners accepts notice on behalf of the non-applicants/respondents and vehemently oppose the prayer made in the applications.

I have heard learned counsel for the parties and gone through the contents of the applications, which have been duly supported by affidavits.

Concededly, the other similarly situated landowners pertaining to the same acquisition proceedings have already been held entitled for the enhanced amount of compensation pertaining to the acquired land falling in the same revenue estate of different villages in Tehsil & District Faridabad, in view of judgment dated 13/14.07.2021 passed by Hon'ble Supreme Court in Civil Appeal No. 2903 of 2021, titled "**Banwari Lal & Anr. Versus State of Haryana & Ors.**"

Based thereupon, applying the principle of parity, besides awarding just and fair compensation and relying upon the decision of Hon'ble Supreme Court in case of "**Ningappa Thotappa Angadi (Dead) through LRs Versus Special Land Acquisition Officer and Another**", 2020 (19) SCC 599 as well as in view of the contents of applications, the same are allowed and delay in filing the appeals, as mentioned in the applications, is hereby condoned.



MAIN APPEAL(S)

This order of mine shall dispose of all the above said appeals by way of a common order as identical facts are involved therein. For convenience, facts are being taken from RFA No.996-2023.

2. The landowners, by instituting the present appeal preferred under Section 54 of the Land Acquisition Act, 1894 (for short “the Act”), are seeking modification of the awards dated 03.11.2015 passed by learned Additional District Judge, Faridabad (hereinafter to be referred as “Reference Court”) for enhancement of compensation amount.

3. In pursuance to Haryana Govt. Notification under Section 4 of the Act issued on 14.08.2008, followed by Notification dated 30.08.2008 under Section 6 thereof, the land, including the land of appellant(s), situated in the revenue estate of Villages Neemka, Bhatola, Bhupani, Murtazpur, Kheri Kalan, Pehaladpur, Faridpur, Faridabad, Baselwa and Bhudena, Tehsil & District Faridabad, was acquired. The public purpose for acquisition of the land was stated to be Development & Utilization of Master Plan Roads of Sectors 75 to 89, Faridabad. The Land Acquisition Collector, Urban Estate, Faridabad, Haryana (for short “LAC”), vide Award dated 27.08.2010, assessed the market value of acquired land @ Rs. 42,00,000/- per acre alongwith other statutory benefits.

4. It has been contended by learned counsel for the



appellant(s) that present appeals are squarely covered with the judgment of **Banwari Lal and anr. Vs. State of Haryana and ors.** passed in Civil Appeal No. 2903-2021, decided on three different dates i.e. 08.07.2021, 13.07.2021 and 14.07.2021, arising out of the same notification vide which the land of appellants was acquired.

5. Learned State Counsel is not in a position to controvert the factual aspect that the main appeal is covered in terms of judgment of **Banwari Lal's case** (supra); however, opposes payment of interest for the period, the appellants failed to approach this Court after the decision of Reference Court.

6. I have heard learned counsel for the parties and gone through the paper-book(s).

7. From the records, it is apparent that the present appeal(s) is/are squarely covered with the judgment of **Banwari Lal's case** (supra), which is arising out of the same acquisition / Notification dated 14.08.2008 covering the same revenue estate i.e. Villages Neemka, Bhupani, Kheri Kala, Faridpur, Bhatola, Murtazpur, Pehaladpur, Baselwa and Bhudena, Tehsil & District Faridabad, whereby the landowners have been held entitled for the enhanced amount of compensation @ Rs.2186/-, Rs. 1600/-, Rs.2665/-, Rs.2132/-, Rs.2558/-, Rs.2661/-, Rs.2577/-, Rs.3704/- and Rs.3073/- per square yard, respectively, along with solatium and other statutory benefits.

7.1 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 13/14.07.2021 in case of **Banwari Lal** (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 the Reference Court Award.

8. All the appeals are disposed of in the above terms.

Pending misc. application(s), if any, shall stand(s) disposed off.

08.08.2025
sanjay

(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned?
Whether Reportable?

Yes/No
Yes/No