



101 (7 cases)

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

\*\*\*\*\*

**Date of Decision: 06.08.2025  
RFA No. 2234 of 2000 (O&M)**

1.

**State of Haryana**

**.....Appellant**

**Versus**

**Siri Pal**

**.....Respondent**

2.

**State of Haryana**

**RFA No. 2235 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Jawahar Lal**

**.....Respondents**

3.

**State of Haryana**

**RFA No. 2236 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Jagdish and others**

**.....Respondents**

4.

**State of Haryana**

**RFA No. 2237 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Leelu and another**

**....Respondents**

5.

**State of Haryana**

**RFA No. 2238 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Jabbar Singh @ Jawar Singh**

**.....Respondent**

6.

**State of Haryana**

**RFA No. 2239 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Risal Singh (Deceased) through LRs.**

**.....Respondents**

7.

**State of Haryana**

**RFA No. 2240 of 2000 (O&M)**

**.....Appellant**

**Versus**

**Bagga and anr.**

**.....Respondents**



**RFA-2234-2000 (O&M) & 6 others** [2]

**CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA**

Present: Mr. Abinash Jain, DAG, Haryana  
for the appellant in all cases.

Mr.Pavan Malik, Advocate  
for respondent(s)/landowner(s) (RFA-2237-2000).

---

**HARKESH MANUJA, J. (ORAL)**

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.2234-2000.

2. By way of filing the present appeal(s) challenge has been laid to the decision dated 14.01.2000 passed by the learned Additional District Judge, Gurgaon-cum-Reference Court.

3. Brief facts requiring consideration in the instant appeal(s) are that the Government of Haryana vide notification dated 20.05.1985 published on 18.06.1985 under Section 4 of the Land Acquisition Act (hereinafter to be referred as the 'Act'), followed by notification dated 18.09.1985 published on 27.09.1985 under Section 6 thereof, acquired 2.71 acres of land situated in the revenue estate of village Dhankot and 3.31 acres of land in Village Kherki Majra Dhankot, Tehsil and District Gurgaon for the purpose of construction of link road from Gurgaon Farrukh Nagar Dhankot to village Kherki in Gurgaon district. The Land Acquisition Collector, Gurgaon (for short

**RFA-2234-2000 (O&M) & 6 others** [3]

'LAC') vide two different awards bearing No.33 GBR and 34 GBR dated 25.02.1986 pertaining to land falling in Villages Dhankot and Kherki Majra Dhankot, respectively, assessed market value.

4. Dissatisfied with the aforesaid award, the landowners-respondents filed their respective references for enhancement of compensation on the grounds that the land was having great potential value as it was very near to the abadi of Village Dhankot and more suitable for construction of residential houses/commercial establishments; pucca mettled road leading from Gurgaon to Sultanpur lake and further Farrukh Nagar was situated very close to the acquired land. The landowners (respondents herein) contended before the Reference Court that the market value of the acquired land was not less than Rs. 1,25,000/- per acre for village Dhankot and Rs. 3,00,000/- per acre for village Kherki Majra, Dhankot, besides also having claimed compensation for tubewell, two water chambers, water course, pipe etc, and for improvements, trees standing on the acquired land and the severance charges, alongwith all other statutory benefits.

5. After hearing the rival contentions and perusing the material available on record i.e. the sale deeds of other similar lands in the vicinity, the Reference Court, vide impugned award dated 14.01.2000 enhanced the compensation @ Rs. 76770/- per acre irrespective of the nature of land besides awarding 12% per year in view of the provisions of Sec 23(1-A) of the Act along with solatium

**RFA-2234-2000 (O&M) & 6 others** [4]

@ 30% on the enhanced compensation as provided under the Amended Act of 1984 and also the interest and costs of proceedings. Hence, the present appeals.

6. Impugning the aforesaid award, learned counsel for the appellant submits that in the absence of any reliable evidence been available on record with respect to appreciation of market value between 1982 to 1985, the Reference Court went wrong while awarding the benefit of increase of 12% per year in favour of the respondent(s)/ landowner(s) over and above the award dated 19.05.1988 (Ex.P-10) which was relating to the notification dated 30.06.1982 issued under Section 4 of the Act, and thus, respondent(s)/ landowner(s) being not entitled for any enhancement, the award passed by Land Acquisition Collector, thus was liable to be restored.

7. On the other hand, learned counsel appearing on behalf of the respondent(s)/ landowner(s) submits that vide award dated 19.05.1988 (Ex.P10), the Reference Court assessed market value pertaining to the same revenue estate of Village Dhankot in relation to notification dated 30.06.1982 issued under Section 4 of the Act; the land in question forming part of an upcoming Satellite City of Gurgaon, appreciation awarded @ 12% per year between 30.06.1982 to 18.06.1985 i.e. the date of publication of notification under Section 4 of the Act relating to the successive acquisitions was appropriate and accordingly, calls for no interference. It was thus

**RFA-2234-2000 (O&M) & 6 others** [5]

prayed on behalf of the respondent(s) that the present appeal(s) should be dismissed.

8. I have heard learned counsel for the parties and gone through the paper book(s). I am unable to find any substance in the contention raised on behalf of the appellant.

9. As per the facts, initially some land forming part of the Revenue Estate of Village Dhankot came to be acquired vide notification issued under Section 4 of the Act on 30.06.1982 and thereafter, the present acquisition was carried out for acquiring land forming part of the same revenue estate i.e. Dhankot as well as Village Kherki Majra District Gurgaon vide subsequent notification published on 18.06.1985 followed by another acquisition pertaining to the same two revenue estates of Villages Dhankot and Kherki Majra, District Gurgaon vide notification dated 25.05.1987 issued under Section 4 of the Act. The Reference Court vide its award dated 19.05.1988 (Ex.P10) assessed the market value for the land acquired within the revenue estate of Village Dhankot vide notification dated 30.06.1982 to be Rs.54523.50/- per acre; whereas for the later acquisition pertaining to the two revenue estates of Villages Dhankot and Kherki Majra, which commenced with the issuance of notification dated 25.05.1987, the Reference Court vide its Award dated 31.07.1992 (Ex.P11) having relied upon the previous award Ex.10 dated 19.05.1988 by giving 12% appreciation per year between

**RFA-2234-2000 (O&M) & 6 others** [6]

30.06.1982 to 25.05.1987 assessed the market value @ Rs.91600/- per acre.

10. Admittedly, neither any challenge was laid by the appellant to the Award dated 19.05.1988 (Ex.P10) passed by the Reference Court; nor even to the award dated 31.07.1992 (Ex.P11); consequently the appreciation of market value qua the land forming part of Villages Dhankot and Kherki Majra, District Gurgaon @ 12% per year was accepted by the State authorities.

11. In such circumstances, no illegality or perversity can be found with the appreciation of 12% per year made by the Reference Court upon the previous award dated 19.05.1988 (Ex.P10) for the period of difference between the two notifications issued under Section 4 of the Act i.e. from 30.06.1982 to 25.05.1987 for the same revenue estate of Dhankot while assessing the market value towards the present acquisition.

12. Accordingly, the present appeals being devoid of merit are hereby dismissed thereby upholding the award passed by the Reference Court.

13. Pending misc. application(s), if any, shall also stand disposed of.

**06.08.2025**  
**sanjay**

**(HARKESH MANUJA)**  
**JUDGE**

Whether speaking/reasoned?  
Whether Reportable?

Yes/No  
Yes/No