

**RFA-3615-2017 (O&M)
and other connected cases**

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2025:PHHC:055625



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

**RFA-3615-2017 (O&M)
and other connected cases
Date of decision: 29.04.2025**

State of Haryana and another

..Appellants

Versus

Mahesh Kumar and another

..Respondents

CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present: Ms. Safia Gupta, AAG, Haryana

Mr. Rakesh Dhiman, Advocate for the landowners
in RFA-995-2023

Mr. Digvijay Singh Kadian, Advocate for the landowners

Ms. Nirmala Jangra, Advocate for
Mr. Deepak Girotra, Advocate for the landowners
in RFA-3514-2018

Mr. Monit Pal Singh, Advocate for
Mr. Abhimanyu Singh, Advocate for the landowners
in RFA-1824-2017, 3460-2017 for appellants
and RFA-3607-2016 & RFA-4417-2015 for respondent

ANIL KSHETARPAL, J.

1. With the consent of the learned counsel representing the parties a batch of 19 Regular First Appeals (details whereof are at the foot of the judgment) shall stand disposed of by this common order.

2. Notification under Section 4 of the Land Acquisition Act, 1894 (hereinafter referred to as '1894 Act') was issued on 13.01.2010 proposing to acquire land from three villages namely Dhankot, Choma and Daultabad for development and utilization of Sector roads of Sector 99 to 115,



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Gurugram. The Land Acquisition Collector offered to pay at the rate of Rs.60,00,000/- per acre alongwith all statutory benefits with respect to acquired land located in the village Choma. The Reference Court (hereinafter referred to as 'RC') assessed the market value at the rate of Rs.1,46,45,799/- per acre. The High Court in **RFA-4775-2014** and other connected cases titled as '**Tek Ram and another vs. State of Haryana and another**' decided on 01.11.2019, assessed the market value of the acquired land at the rate of Rs.5,01,76,000/- per acre.

3. With the consent of the learned counsel representing the parties, these 19 appeals are disposed of in the same terms as in **RFA-4775-2014** and other connected cases titled as '**Tek Ram and another vs. State of Haryana and another**' decided on 01.11.2019. The landowners shall be entitled to the market value of the acquired land at the rate of Rs.5,01,76,000/- per acre alongwith all statutory benefits as per the amended Land Acquisition Act, 1894.

4. All the pending miscellaneous applications, if any, are also disposed of.

**(ANIL KSHETARPAL)
JUDGE**

29.04.2025

rekha

Whether speaking/reasoned

Whether reportable

Yes/No

Yes/No

| Sr. No. | Case No. | Appellant(s) | Respondent(s) |
|---------|---------------|---------------------------|------------------------------------|
| 1. | RFA-3615-2017 | STATE OF HARYANA AND ANR. | MAHESH KUMAR AND ANOTHER |
| 2. | RFA-995-2023 | KISHORE KUMAR | LAND ACQUISITION COLLECTOR AND ORS |
| 3. | RFA-3604-2017 | STATE OF HARYANA | KRISHAN BIHARI |



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| | | AND ANR. | CHOUDHARY AND OTHERS |
| 4. | RFA-3571-2017 | STATE OF HARYANA AND ANR. | SH. T.P. BARNWAL AND OTHERS |
| 5. | RFA-3605-2017 | STATE OF HARYANA AND ANR. | RAVINDER RAINA AND ANOTHER |
| 6. | RFA-3884-2017 | STATE OF HARYANA AND ANR. | UMA SHANKAR SINGH AND ANR. |
| 7. | RFA-3607-2017 | STATE OF HARYANA AND ANR. | YOGINDER SINGH AND ANR. |
| 8. | RFA-3606-2017 | STATE OF HARYANA AND ANR. | SMT. RITU AND OTHERS |
| 9. | RFA-3608-2017 | STATE OF HARYANA AND ANR. | SURESH KUMAR AND OTHERS |
| 10. | RFA-3609-2017 | STATE OF HARYANA AND ANOTHER | NIRMAL CHOPRA AND ANR. |
| 11. | RFA-3610-2017 | STATE OF HARYANA AND ANOTHER | SHRI RAM PRASAD AND ANR. |
| 12. | RFA-3611-2017 | STATE OF HARYANA AND ANR. | RAJENDER PARSAD AND ANR. |
| 13. | RFA-3613-2017 | STATE OF HARYANA AND ANR. | RAJ KUMAR AND ANOTHER |
| 14. | RFA-3614-2017 | STATE OF HARYANA AND ANOTHER | AMIYA KUMAR JHA AND ANR. |
| 15. | RFA-3622-2017 | STATE OF HARYANA AND ANR. | SUSHIL KUMAR AND OTHERS |
| 16. | RFA-3572-2017 | STATE OF HARYANA AND ANR. | LALIT RAJPUT AND ANR. |
| 17. | RFA-3574-2017 | STATE OF HARYANA AND ANR. | VIJAY CHAND AND ANR. |
| 18. | RFA-3575-2017 | STATE OF HARYANA & ANR | LALIT VATS AND ANR. |
| 19. | RFA-3576-2017 | STATE OF HARYANA & ANR | SATISH KUMAR AND ANR |

29.04.2025
rekha

(ANIL KSHETARPAL)
JUDGE