

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH****RFA-2814-2017 and other connected matters****Reserved on 12.09.2025.****Date of decision: 15.09.2025**

Smt. Ritu and another

...Appellants

Versus

The State of Haryana and others

...Respondents

**CORAM: HON'BLE MR. JUSTICE DEEPAK GUPTA**

Argued by: Mr. Aditya Jain and Mr. Rahul Vohra, Advocates  
for the appellant(s) in RFA Nos.2814 to 2822 of 2017;  
RFA-2689-2018; and RFA-3449-2017

Mr. Jaivir Singh, Advocate for  
Mr. Ashish Rawal, Advocate for the appellant(s)  
in RFA-1553-2017.

Mr. Virender Rana, Advocate for the appellant(s)  
in RFA-3460-2017.

Mr. Deepak Girotra, Advocate for the appellant(s)  
in RFA-3514-2018.

Mr. Gaurav Garg, AAG, Haryana  
for the appellant(s) in RFA Nos.2191 & 2192-2016: and  
for the respondents in all rest of cases.

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**DEEPAK GUPTA, J.**

This judgment shall dispose of 16 regular first appeals, as tabulated below, filed under section 54 of the Land Acquisition Act 1894, out of which 14 (S.N. 1 to 13 & 16) have been filed by the landowners; whereas two (S.N. 14 & 15) have been filed by the State of Haryana against the different awards passed by the Reference Court Gurugram, pertaining to land of village Choma.



| Sr No. | RFA No.   | Appellants                                      | LA Case No. | Date of decision of Reference Court |
|--------|-----------|---|-------------|-------------------------------------|
| 1      | 2814/2017 | Smt. Ritu & Anr. vs. State & Ors.               | 72/2013     | 02.02.2017                          |
| 2      | 2815/2017 | Uma Shankar Singh vs. State and Ors.            | 71/2013     | 02.02.2017                          |
| 3      | 2816/2017 | Satish Kumar vs. State & Ors.                   | 69/2013     | 02.02.2017                          |
| 4      | 2817/2017 | Sushil Kumar & Anr. vs. State & Ors.            | 68/2013     | 02.02.2017                          |
| 5      | 2818/2017 | Raj Kumar vs. State & Ors.                      | 75/2013     | 02.02.2017                          |
| 6      | 2819/2017 | Smt. Nirmal Chopra vs. State & Ors.             | 70/2013     | 02.02.2017                          |
| 7      | 2820/2017 | Krishan Bihar Choudhary & Anr. vs. State & Ors. | 74/2013     | 02.02.2017                          |
| 8      | 2821/2017 | Shri Ram Prasad vs. State & Ors.                | 73/2013     | 02.02.2017                          |
| 9      | 2822/2017 | Amiye Kumar Jha vs. State & Ors.                | 65/2015     | 02.02.2017                          |
| 10     | 3449/2017 | T.P. Barnwal & Anr. vs. State & Ors.            | 66/2015     | 02.02.2017                          |
| 11     | 3460/2017 | Suresh Kumar and others vs. State & Ors.        | 327/2014    | 02.02.2017                          |
| 12     | 2689/2017 | Yoginder Singh vs. LAC & Ors.                   | 331/2013    | 02.02.2017                          |
| 13     | 1553/2017 | Vijay Kumar Saini and others vs. State & Anr.   | 58/2012     | 21.02.2014                          |
| 14     | 2191/2016 | State of Haryana & Anr. vs. Sandeep & others    | 492/2015    | 09.11.2015                          |
| 15     | 2192/2016 | State of Haryana & Anr. vs. Gajender & others   | 493/2015    | 09.11.2015                          |
| 16     | 3514/2018 | Sunil Kumar Goyal vs. LAC & Ors.                | 8/2016      | 30.01.2018                          |

2. 26.61 acres of land belonging to the different landowners situated in village Choma, District Gurugram was notified for acquisition under Section 4 of The Land Acquisition Act 1894, on 13.01.2010 followed by another notification dated 11.01.2012 under Section 6 of the Act, for



public purpose namely development and utilization of the same for Sector roads of Sector 99 to 115, Gurugram. The Land Acquisition Collector vide award No.73 dated 31.03.2010 assessed the market value of the acquired land to be ₹60,00,000/- per acre.

3. Dissatisfied landowners sought references under section 18 of the Act. The Reference Courts on the basis of evidence produced before them held the market value of the acquired land to be ₹1,46,45,799/- per acre.

4. Still aggrieved, the landowners filed appeals before this Court seeking further enhancement, while the State challenged the Reference Court's award seeking its reversal.

5. During hearing, learned counsel for the appellants-landowners submitted that the present appeals are covered by the judgment dated 01.11.2019 passed in RFA-4775-2014, *Tek Ram and another v. State of Haryana and Another*, wherein a Co-ordinate Bench assessed the market value at ₹5,01,76,000/- per acre. This position was not disputed by learned A.A.G., Haryana.

6. It was, however, pointed out by the learned AAG that against the aforesaid judgment dated 01.11.2019, Special Leave Petition (Civil) Diary No.16232-2020 is pending before the Hon'ble Supreme Court, wherein vide order dated 19.11.2020, payment of the enhanced amount has been stayed.

7. In view of the above, and with consent of both sides, these 16 appeals are disposed of in terms of the order dated 01.11.2019 in RFA-4775-2014 (*Tek Ram case*, supra). Accordingly, the appellants-landowners shall be entitled to compensation at ₹5,01,76,000/- per acre along with all statutory benefits under the amended provisions of the Land Acquisition Act, 1894. The appeals filed by the State/Acquiring Authority stand dismissed.



8. It is, however, clarified that the enhanced compensation shall not be released to the landowners until disposal of the aforesaid Special Leave Petition (Civil) Diary No.16232-2020 pending before the Hon'ble Supreme Court, and the present order shall remain subject to its outcome.

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

10. All these appeals are disposed of accordingly.

**15.09.2025**

*Yogesh*

**(DEEPAK GUPTA)  
JUDGE**

|                            |        |
|----------------------------|--------|
| Whether speaking/reasoned: | Yes/No |
| Whether reportable:        | Yes/No |