

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

**RFA-2833-2016 &
RFA-1120-2017**

Date of decision: 12.09.2025

I. RFA-2833-2016

Smt. Jas Kiran Singh ...Appellant

Versus

State of Haryana and others ...Respondents

II. RFA-1120-2017

State of Haryana and another ...Appellants

Versus

Nalin Sharma and another ...Respondents

CORAM: HON'BLE MR. JUSTICE DEEPAK GUPTA

Present: Mr. Aditya Jain, Advocate and
Mr. Rajpal Singla, Advocate for the appellant(s).

Mr. Gaurav Garg, AAG, Haryana.

DEEPAK GUPTA, J. (ORAL)

Land of the appellants of RFA-2833-2016 along with land of others was notified for acquisition under Section 4 of The Land Acquisition Act, 1894 on 13.01.2010, followed by another notification dated 25.01.2010 under Section 6 of the Act for public purpose, namely, for the development and utilization of the land for sector roads of Sector 99 to 115, at Gurugram. Award No.75 dated 31.03.2010 was passed by the Land Acquisition Collector holding the market value of the acquired land to be ₹60,00,000/- per acre.

2. Dissatisfied land owners including the appellants of RFA-2833-2016 herein sought separate references under Section 18 of the Land Acquisition Act. By way of the award dated 02.12.2015 passed by Learned

District Judge, Gurugram in LAC-486-2015 (*out of which RFA-2833-2016 has arisen*); and dated 21.07.2016 in LAC-35-2014 of Additional District Judge, Gurugram (*out of which RFA-1120-2017 has arisen*), the Courts enhanced the compensation to the tune of ₹1,71,06,462/- per acre, along with consequential statutory benefits.

3. Still not satisfied, various landowners filed appeals, seeking further enhancement, whereas State filed appeals for setting aside the enhancement allowed by the Court.

4. Today, it is informed by learned counsel for the appellants that both these appeals are covered by the order 23.10.2019 in RFA-7824-2013 titled "*Vivek Kumar Vs. State of Haryana and others*", whereby a bunch of appeals arising out of the same notification and award of the LAC, were decided by a Co-ordinate Bench of this Court, assessing the market value of the acquired land, at the rate of ₹4,78,79,070/- per acre.

5. The aforesaid contention of counsel for the appellants of RFA-2833-2016 is not disputed by Learned Additional A.G., Haryana, representing the respondent-State/Acquiring Authority (appellants for RFA-1120-2017).

6. Consequently, both these appeals are disposed of in terms of the decision dated 23.10.2019 in RFA-7824-2013 titled "*Vivek Kumar Vs. State of Haryana and others*", holding that market value of the acquired land of the appellants of RFA-2833-2016 is ₹4,78,79,070/- per acre, which shall be payable to them along with all statutory benefits, as per the provisions of Land Acquisition Act, 1894. RFA-1120-2017 of State is hereby dismissed.

7. Disposed of accordingly.

12.09.2025

Yogesh

**Whether speaking/reasoned:-
Whether reportable:-**

(DEEPAK GUPTA)

JUDGE

Yes/No

Yes/No