

**IN THE COURT OF TARNTARAN SINGH BINDRA,
ADDITIONA DISTRICT JUDGE, RUPNAGAR
(UID No.PB0199)**

I.

CNR No. PBRO010052742019

Case No. LAC/38/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Santokh Singh son of Sawan Singh son of Piria,
 2. Surjit Singh son of Sawan Singh son of Piria,
 3. Amar Singh son of Sawan Singh son of Piria,
- all residents & khewatdars of village Mohiwal, Tehsil Sri Anandpur Sahib,
District Rupnagar.

....Applicants/claimants

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar

for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

II.

CNR No. PBRO010052322019

Case No. LAC/16/2019



Presented on : 06-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

Hari Ram, aged about 51 years, son of Chottu son of Kapoora, R/o village Neelan, Tehsil Sri Naina Dev Ji, District Bilaspur (HP).

....Applicant/claimant

Versus

1. SDM-cum-Land Acquisition Collector, Sri Anandpur Sahib, District Rupnagar.
2. The Collector, Rupnagar.
3. Bhanupli-Bilaspur Beri New B.G.Rail Line Link Project through its General Manager.

...Respondents

Application under Section 18 of the Land Acquisition Act and Fair Compensation and Transparency Act, 2013 in respect of the acquisition of land of the claimant situated in the area of village Mohiwal, H.B. No.324, Tehsil Sri Anandpur Sahib, District Rupnagar and also in respect of acquisition of the Khair Trees standing in the land of the claimant and for referring the same to the Court of District Judge, Ropar for determination of the

adequate amount of compensation payable to the claimant/petitioner.

III.

CNR No. PBRO010052332019

Case No. LAC/17/2019



Presented on : 06-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Bachnu Ram, aged about 64 years, son of Santu son of Baggu,
 2. Chuhra Ram, aged about 83 years, son of Santu son of Baggu,
 3. Hukma Ram, aged about 63 years, son of Santu son of Baggu,
- all residents of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimants

Versus

1. SDM-cum-Land Acquisition Collector, Sri Anandpur Sahib, District Rupnagar.
2. The Collector, Rupnagar.
3. Bhanupli-Bilaspur Beri New B.G.Rail Line Link Project through its General Manager.

...Respondents

Application under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 in respect of the acquisition of land of the claimant situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar and also in respect of the acquisition of khair trees standing in the land of the claimants and for referring the same to the Court of District Judge, Ropar

for determination of the adequate amount of compensation payable to the claimant/petitioner.

IV.

CNR No. PBRO010052402019

Case No. LAC/21/2019



Presented on : 06-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Ram Nath, aged about 61 years,
 2. Ram Bhaj, aged about 63 years,
 3. Sukhdev, aged about 68 years,
 4. Bhag Singh, aged about 71 years, all sons of Kalu Ram son of Bazira,
 5. Rattani wife of Bhag Singh,
- all residents of village Neelan, Tehsil Sri Naina Deviv Ji, District
Bilaspur (HP).

....Claimants

Versus

1. SDM-cum-Land Acquisition Collector, Sri Anandpur Sahib, District Rupnagar.
2. The Collector, Rupnagar.
3. Bhanupli-Bilaspur Beri New B.G.Rail Line Link Project through its General Manager.

...Respondents

Application/Reference under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act in respect of the acquisition of land of the claimants situated in the area of village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar and also in respect of the acquisition of khair trees standing in the land of the claimants and for referring

the same to the Court of District Judge, Ropar for determination of the adequate amount of compensation payable to the claimant/petitioner.

V.

CNR No. PBRO010052692019

Case No. LAC/33/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

Lal Chand @ Lala son of Ram Ji Dass son of Vazira, resident of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimant

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question,

situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

VI.

CNR No. PBRO010052702019

Case No. LAC/34/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Ram Asra son of Khushi Ram son of Nathu Ram,
 2. Ram Dass son of Khushi Ram son of Nathu Ram,
- both residents of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimants

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned

Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

VII.

CNR No. PBRO010052712019

Case No. LAC/35/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

Bachnu son of Chotu son of Kapura, resident of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimant

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under

Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

VIII.

CNR No. PBRO010052722019

Case No. LAC/36/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Gurbachan Singh son of Lal Chand son of Ram Ji Dass,
2. Prem Chand son of Lal Chand son of Ram Ji Dass,
both residents & khewatdars of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimants

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency in Land Acquisition and

Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

IX.

CNR No. PBRO010052732019

Case No. LAC/37/2019



Presented on : 07-11-2019

Registered on : 07-11-2019

Decided on : 04-07-2026

1. Kishan son of Lachhman son of Hira,
2. Karma son of Lachhman son of Hira,
3. Sheru son of Lachhman son of Hira,
4. Gurbaksh Singh son of Lachhman son of Hira,
5. Bishan Dass son of Lachhman son of Hira,
6. Sohan Lal son of Gurbaksh Singh son of Lachhman,
7. Gurbachan Singh son of Lal Chand son of Ram Ji Dass,
8. Prem Chand son of Lal Chand son of Ram Ji Dass,
9. Kamlo Devi widow of Nand Lal son of Lachhman son of Hira,
(applicant No.6 as legal representative of deceased Nand Lal son of Lachhman),
10. Bimlo Devi widow of Kamal son of Lachhman son of Hira

(applicant No.7 as legal representative of deceased Kamal son of Lachhman),
all residents of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Claimants

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.
3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

X.

CNR No. PBRO010052752019

Case No. LAC/39/2019

Presented on : 07-11-2019



Registered on : 07-11-2019

Decided on : 04-07-2026

1. Amar Chand sonof Punnu son of Bhangi,
 2. Nanki daughter of Pohlo son of Bhangi,
 3. Inder Pal son of Punnu son of Bhangi,
 4. Surinder Kumar son of Charan Dass son of Jeon Ram,
 5. Mohan Lal sonof Charan Dass son of Jeon Ram,
 6. Bachnu son of Chotu son of Kapura,
 7. Anant Ram son of Nagahia son of Matsadi,
 8. Kishni Devi widow of Harbans Lal son of Chotu,
 9. Seema Devi widow of Harbans Lal son of Chotu,
 10. Amarjit Kaur daughter of Harbans Lal son of Chotu,
 11. Roshan Lal son of Chotey son of Pohlo,
 12. Baggo wife of Gurdass son of Hukma,
 13. Ratnu son of Hukma son of Pohlo,
 14. Surinder Pal Sharma son of Roop Chand son of Melu Ram,
 15. Ram Parkash son of Lachhman Dass @ Lachu Ram son of Nagahia,
 16. Sukh Ram son of Lachhman Dass @ Lachu Ram son of Nagahia,
 17. Sarwan Kumar son of Lachhman Dass @ Lachu Ram son of Nagahia,
- (applicants No.15 to 17 as legal representatives of deceased Lachhman Dass son of Nagahia)
- all residents and khewatdars of village Mohiwal, Tehsil Sri Anandpur Sahib, District Rupnagar.

....Applicants/Claimants

Versus

1. State of Punjab through Land Acquisition Collector-cum-Sub Divisional Magistrate, Sri Anandpur Sahib, District Rupnagar.
2. The Deputy Chief Engineer, Construction Division No.1, Northern Railways, Chandigarh.

3. The Executive Engineer, Construction, Northern Railways, Nangal Township, Nangal, District Rupnagar.

...Respondents

Application/Reference petition under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 for referring/forwarding the matter to the Land Acquisition, Rehabilitation and Resettlement Authority [constituted under Section 51 of the Act of 2013 (supra)] viz. The learned Reference Court/the Court of learned District Judge, Rupnagar for proper adjudication of the matter for the purposes of determination of the actual market value of the land in question, situated in village Mohiwal, Hadbast No.324, Tehsil Sri Anandpur Sahib, District Rupnagar acquired vide Award dated 26.08.2019 as well as compensation on account of the severance allowance along with all other benefits of the Act.

Present : Sh.Vikram Rathore, Advocate and Sh.Jaswinder Rana, Advocate, counsel for the petitioners in petitions LAC No.38/2019, 39/2019, 37/2019, 36/2019, 35/2019, 34/2019, 33/2019.

Sh.Hamant Choudhary, Advocate, counsel for petitioners in petitions LAC No.16/2019, 17/2019 and 21/2019.

Sh. Ram Avtar, Advocate for Sh. Sahil Vashisht, Advocate, counsel for respondent No.1.

Sh.Sandeep Vashisht and Sh.S.S.Rattan, Advocates for, respondents No.2 and 3.

A W A R D:

This award shall dispose of 10 petitions filed by the petitioners (as noted above) under Section 64 of the Right to Fair Compensation and Transparency of the Land Acquisition Act and Rehabilitation & Resettlement Act, 2013 (hereinafter called the ACT for the sake of brevity), which

consolidated. Firstly, vide order dated 15.09.2022 and case titled Santokh Singh Vs. State of Punjab (LAC No.38/2019) was treated as the main case where as other cases were treated as consolidated cases. Later-on case i.e. LAC No.21 of 2019 vide order 08.12.2023, LAC No.16 of 2019 vide order 11.10.2024 and LAC No.17 of 2019 vide order 21.04.2025, were also consolidated with main case.

2. Brief facts of the case, which require consideration for decision of present petitions are that land of petitioners was acquired by Government of Punjab for construction of B.G. Railway Line from Bhanupali-Bilaspur-Beri vide Notification No.7/4/2017/1354683/1-7 dated 16.11.2018 under Section 11 of the ACT. In lieu of acquisition of land of petitioners, the compensation was awarded to them vide award dated 26.08.2019 by Land Acquisition Collector-Sub Divisional Magistrate, Sri Anandpur Sahib (hereinafter called CALA for the sake of brevity). The petitioners have claimed that the said award was passed without any notice to them and provisions of the Act were not adhered. Even, copy of award was not supplied to petitioners. It has caused great miscarriage of justice to them. The potentiality of the land was not taken into consideration for determining the adequate value of the land of petitioners. The land of petitioners is purely a commercial property. Even, the collector rate has not been considered. Sale deeds of the adjoining vicinity have also not been taken into consideration. The rate of land arrived to by CALA is not justified in any manner. Due to acquisition of land of petitioners by respondents, their remaining land has severed into pieces and has become useless. Besides

enhancement of rate of acquired land, the petitions are also entitled to compensation to the tune of 100% on account of severance charges along with statutory benefits in view of the provisions of the Act.

3. Upon notice, respondents put in appearance and contested the claim of petitioners. In their reply, respondents have not denied acquisition of land of petitioners, however, they have assailed claim of petitioners for enhancement of compensation and other statutory benefits. Lastly, request for dismissal of petition has been made.

4. From the pleadings of the parties, following issues were framed in case bearing No.LAC-38/2019 by the then learned Court vide order dated 13.10.2022:

1. Whether Land Acquisition Collector has not properly valued the acquired property and applicants are entitled to enhancement of compensation of the acquired property, if yes, then upto what extent?OPA

2. Whether the property in question is valued inadequately for the purpose of severance. If yes, then to what extent applicants are entitled to compensation?OPA

3. Relief.

5. Further, in cases LAC No.16 of 2019 and LAC No.17 of 2019, following issues were framed vide order dated 24.01.2023:-

1. Whether market value of land of petitioners situated in the area of village Mohiwal acquired for construction of B.G.Railway Line from Bhanupli to Bilaspur Beri has not been properly assessed by Land Acquisition Collector while passing the award dated 26.08.2019?OPP

2. Whether the petitioners are entitled to get enhanced compensation on account of acquisition of land in question as per market value of the same?OPP

3. Whether the petitioners are entitled to get compensation on account of severance allowance along with all other benefits as per provision of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013?OPP

4. Whether the reference moved by petitioners is not maintainable in the present form? OPR

5. Relief.

6. The remaining cases were consolidated before framing of issues and hence, these are being adjudicated in view of above issues are the subject matter thereof is common with above mentioned cases, wherein issues have already been framed.

7. In order to prove their case, the petitioners/applicants have examined Ram Dass as AW1, Gurbaksh Singh as AW2, Ram Asra as AW3 and Amar Singh as AW4.

8. Apart from oral evidence, AW1 has also placed on record documents i.e. copies of consent awards as Ex.A1/A, Ex.A2/A and copy of collector award dated 26.08.20-19 as Ex.A3/A. Learned counsel for claimants also tendered certified copies of sale deeds and photograph as Ex.A6 to Ex.A11.

9. On the other hand, respondents have examined Ram Kumar, Sr. Assistant, Office of SDM-cum-Land Acquisition Collector, Sri Anandpur Sahib as RW1, who deposed through his affidavit Ex.RW1/A and tendered documents Ex.R1 to Ex.R7.

10. This court has heard ld. counsel for the parties and has perused the record, with their assistance.

11. Learned counsel for petitioners submitted that the land of petitioners, which was acquired by respondents, is situated in village Mohiwal. Land of adjoining villages like Toba, Nilan and Dharot was also acquired by respondents for the same railway line. Award (Ex.AW3/A) has not been passed by CALA in terms of provisions of the Act. He has deliberately not reproduced entire provision of the Act, in his award. In one petition, the petitioners have proved on record sale deeds, wherein rate of land is more than 1.5 crore per acre. CALA has also not taken into consideration the consent award; which respondents have got passed after deliberation with land owners. CALA has assessed market rate of land of petitioners, which is very low. Petitioners are entitled to enhancement of compensation and other statutory benefits as per law.

12. In rebuttal, learned counsel for respondents submitted that nature and situation of land of sale deeds, which petitioner have proved on record, are different from that of acquired land. Petitioners did not care for passing of consent award when offer was made to them. Now, petitioners cannot be claim rate of land for which respondents had earlier agreed with respect to other villages. CALA has rightly assessed rate of land after taking into consideration existing market value and collector rate. There is no merit in present petition and thus, the same is liable to be dismissed.

13. This court has given thoughtful consideration to rival contentions and has gone through the record. It issues wise findings are as under:

ISSUES NO.1 AND 2 of LAC No.38 of 2019 and ISSUES NO.1 TO 3 OF LAC No.16 of 2019 and LAC No.17 of 2019

14. All these issues are being taken up together for the purpose of discussion and decision to avoid unnecessary repetition of facts and evidence. Moreover, these issues are interlinked.

15. As per the claim of petitioners, CALA has not properly valued their acquired property. He has also not valued property for the purpose of severance, due to which, they are entitled to enhancement of compensation and also to severance charges.

16. In order to prove their contentions, petitioner have examined Ram Dass AW1, Gurbaksh Singh AW2, Ram Asra AW3 and Amar Singh AW4 and have also placed and proved on record documents i.e. copies of consent awards as Ex.A1/A, Ex.A2/A and copy of collector award dated 26.08.20-19 as Ex.A3/A. Further, learned counsel for claimants also tendered certified copies of sale deeds and photograph as Ex.A6 to Ex.A11.

17. From the claim of the parties and arguments addressed on their behalf, it is clearly evident that claim of petitioners is based upon two set of documents. On the one hand, petitioners have placed on record two sale deeds (Ex.A6/A and Ex.A7/A) and on the other hand, awards (Ex.A1/A, Ex.A-2 and Ex.A8/A) of adjoining village, besides proving site plan (Ex.A5/A).

18. From the perusal of sale deed (Ex.A6/A), it transpires that rate of land in sale deed was Rs.1.76 Crore per acre, whereas rate of land in sale deed (Ex.A7/A), is Rs.1.60 Crore per acre. Although, these sale deeds are prior to Notification under Section 11 of Land Acquisition Act in the instant case, but from site plan (Ex.A5/A),

it is evident that chunks of land, to which these sale deeds relate, are existing near main road and at considerable distance from railway line for which land of petitioners was acquired. Hence, this Court is of the opinion that these sale deeds are of no use for the petitioners to ascertain rate of their acquired land.

19. So far as, awards (Ex.A1/A, Ex.A-2 and Ex.A8/A) are concerned, it is relevant to mention here that although, passing of these awards has not been denied by the respondents, but they have claimed that the same are not applicable to the present petitions. Awards (Ex.A1/A and Ex.A-2) are the consented awards, which were passed in view of consent between land-owners and the respondents. The respondents have claimed that because earlier petitioners did not agree for consent award, thus, they can't take benefit of these awards. No evidence has been led on record by respondents to prove that petitioners were ever called upon by the respondents for giving consent for settlement of compensation with respect to their land. From site plan (Ex.A5/A), it is abundantly clear that land in question mentioned in award (Ex.A-2) adjoins the land of village Mohiwal and that of petitioners. Hence, this Court is of the considered opinion that petitioners should be awarded compensation at the rate, for which, respondents had agreed while passing of award (Ex.A-2).

20. In award (Ex.A-2), the respondents have given consent for acquisition of land of land owners @ Rs.34 lakh per bigha which includes Rs.17 lakh per bigha for compensation of land and Rs.17 lakh per bigha towards 100% solatium. As the rate of land (Rs.17 lakh) is for one bigha and approximately 4½ bighas are equal to one acre in village Mohiwal, thus, roughly rate of land of petitioners can very safely be held as Rs.75 lakh per acre. CALA, while passing the impugned award, has assed

value of land @ Rs.3,09,000/- for barani, Rs.94,000/- for gair mumkin pahaad, Rs.47,47,500/- for gair mumkin abadi and Rs.1,35,000/- for banjar kadim land, per acre. It has not even considered *chhant* rate of these lands to petitioners, which cannot be termed justified by any stretch of imagination. As there is no dispute that nature of land of petitioners is also nature of land of other land owners of village *Dharot*, for which, award (Ex.A-2) has been passed, therefore, this Court has reached conclusion that compensation assessed by CALA with respect to land of petitioners is totally inadequate.

20. After taking into consideration, the cumulative effect of facts, circumstances and evidence of the parties, this court is of the opinion that petitioners are entitled to compensation @ Rs.75 lakhs per acre and solatium @ 100%. So far as claim of petitioners for compensation on account of severance of land is concerned, this court is of the opinion that as the compensation has been assessed on the basis of consented award (Ex.A-2), wherein no claim was raised on account of severance and the land owners agreed to transfer their land without asking further for severance allowance, thus, this court applying the law of parity deems appropriate not to allow further compensation on account of severance of land. Accordingly, all these issues are decided in favour of petitioners and against respondents to the extent that petitioners are entitled to compensation @ Rs.75 lakhs per acre and solatium @ 100%.

ISSUE NO.4 OF LAC No.16 of 2019 and LAC No.17 of 2019

22. In view of findings on above issues, it is held that the petitions are duly maintainable and accordingly, this issue is decided against respondents and in favour of petitioners.

**(RELIEF) Issue No.3 of LAC No.38 of 2019 and issue No.4 of LAC No.16
of 2019 and LAC No.17 of 2019 (Relief)**

23. In view of findings on above issues, all the petitions/land reference, are **partly allowed with costs** and each land-owner is held entitled to compensation @ Rs.75 lakhs per acre and solatium @ 100% alongwith the statutory benefits as envisaged under Sections 23(1-A), 23(2) and 28 of the Land Acquisition Act. Counsel fee is assessed at Rs.2,500/- in each land reference. Memo of costs be prepared accordingly, separately in all cases. Copy of this award be placed on the record of all consolidated land references. Files be consigned to Judicial Record Room, Rupnagar after due compliance.

**Pronounced in open Court
Dated: 04.07.2026.**

**(Tarntaran Singh Bindra),
Additional District Judge,
Rupnagar(UID PB-0199)**

Typed by : Jaswinder Singh,
Stenographer Grade-I

