

11 MISC DJ 211/26 ANGOORI DEVI DECEASED THROUGH
LRS Vs. UNION OF INDIA AND ANR (74/22
06.04.2026

Present: Counsel for applicant.

Arguments heard. Record perused.

Main file has been received.

Perusal of record shows that vide Judgment dated 14.11.2024 this Court had adjudicated the market value of A Category land of village Holambi Kalan acquired through award No. 15/2005-06 as Rs. 19,43,500/- per acre. The land of petitioner in the present case is of B category also. Hon'ble High Court of Delhi in a case titled as *Jai Singh Vs. UOI, LA No.266/08, decided on 23.08.2011 (Delhi High Court)* had adopted/ used a formula for determination of fair market value of "Category B". In Jai Singh's case fair market value of Category B land was adjudicated to be 2.5% less than fair market value of Category A land. I find no impediment in adopting/relying upon the formula adopted by Hon'ble High Court of Delhi in said case. In fact this court is under an obligation/duty to follow the orders passed by Hon'ble High Court of Delhi as well as Hon'ble Supreme Court of India. On applying the formula adopted/used by Hon'ble High Court of Delhi in Jai Singh's case (Supra) the fair market value of category B land of village Holambi Kalan acquired by same Notification is calculated to be 2.5% lesser than the market value of category A land. Hence, the market value of category B land of Village Holambi Kalan acquired by same Notification is adjudicated to be Rs.18,94,912.5/- per acre.

Hence, the petitioner is entitled to **fair market value**

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@ Rs.18,94,912.5/- per acre for category B land whichever is applicable for the acquired land as per statement u/s 19 of the LA Act;

The remaining reliefs/ statutory benefits including rate of interest granted to petitioner vide Award/ judgment dated 14.11.2024 shall remain the same. This order shall form the integral part of the judgment.

Application in hand stands disposed off accordingly.

Copy of order be given dasti, as requested.

Miscellaneous file be attached with the main file and be consigned to record-room after necessary compliance.

(Sidharth Mathur)
District Judge-01(N)/Rohini
Courts Delhi/06.04.2026/ak