



IN THE COURT OF SH. SIDHARTH MATHUR
DISTRICT JUDGE (NORTH-01): ROHINI COURTS : DELHI
LAC No. 43/2019

In the matter of:-

Sh. Rajender S/o Sh. Tek Chand
R/o : Village & Post Office Pooth Khurd,
Delhi-110039.

.... Petitioner

Versus

- 1. UOI**
(Union of India)
- 2. DSIIDC**
(Delhi State Industrial and Infrastructure Development Corporation Ltd.)

..... Respondents

1. Under Section : 18, Land Acquisition Act, 1894.
2. Village Name : Pooth Khurd, Delhi.
3. LAC Award No. : 07/2010-11/DC(N-W).
4. Date of LAC Award : 10th January, 2011.
5. Date of Reference : 12th March, 2019.
6. Notification U/S 4 L A Act : F.11(27)/06/L&B/LA/14579 dt. 16.01.2008.
7. Notification U/s 6 L A Act : F.11(27)/06/L&B/LA/1422 dt. 15.01.2009.
8. Date of Judgment : 07th September, 2026.

9. Final Order : Enhancement ordered.

**REFERENCE PETITION UNDER SECTION 18 OF
THE LAND ACQUISITION ACT, 1894**

AWARD

**(BY THE COURT U/S 26 OF THE LAND
ACQUISITION ACT, 1894 ON REFERENCE
PETITION U/S 18 OF THE ACT):**

1. This reference under Section 18 of the Land Acquisition Act, 1894 (hereinafter called as LA Act), was sent to the reference court by the Land Acquisition Collector (hereinafter referred as LAC).
2. As per the LAC Award, a large tract of land measuring '504 Bigha, 10 Biswas, 08 Biswansi', Village Pooth Khurd, Delhi was acquired by the Govt. for a public purpose namely "Construction of Workers Housing by Delhi State Industrial & Infrastructure Development Corporation Ltd. (DSIIDC)". Notification under Section 4 of The Land Acquisition Act, 1894 (hereinafter referred to as 'LA Act') was issued on 16.01.2008. Declaration under Section 6 was made on 15.01.2009. Thereafter, Award bearing no. 07/2010-11/DC(N-W) was announced by Land Acquisition Collector (hereinafter referred to as LAC) on 10.01.2011. The LAC determined the market price of the acquired land as Rs. 47,70,000/- per acre for land.

3. The petitioner being dissatisfied with the market value determined by the LAC, filed the present petition u/s 18 of the LA Act, seeking reference to this court. The Land Acquisition Collector forwarded the same to this court, for adjudication.

4. The brief facts of the petitioner's case are that petitioner was the co-owner/co-bhumidar of the land bearing khasra numbers as mentioned in the statement u/s 19 of the LA Act that was annexed with the present reference and admitted by the petitioner during the stage of admission-denial of documents, situated within the Revenue Estate of Village Pooth Khurd, Delhi (the said land). The said land was acquired vide notification dated **16.01.2008**.

5. The case of the petitioner can be summed up by stating that the award was bad due to inadequacy of compensation and incorrect assessment of market value of land inter-alia due to non-consideration of relevant factors like potentiality and fertility of the suit land, the surrounding colonies and developed areas, the market value of the adjoining areas/villages, the sale deeds of other lands of the contemporary period, nearness to the National Highway and industrial areas, the amenities available in the suit land etc.

6. The petitioner has prayed compensation at enhanced rate besides interest thereon and solatium in addition to the

compensation.

7. The respondent no.1/the Union of India (UOI)/Land Acquisition Collector and respondent no.2/DSI IDC contested the reference petition by filing their respective Written Statements.

8. The petition has been contested mainly on the ground that the LAC awarded adequate compensation to the petitioner(s) after taking into consideration all the relevant factors and therefore, LAC has correctly assessed the market value of the land after taking into account the market rates prevailing at the time of notification under Section 4 of the LA Act.

9. During the stage of admission-denial of documents, counsel for the petitioner(s) admitted the statement given u/s 19 of the Act. The following issues were framed:-

- i) **Whether the petitioner is entitled to enhancement in compensation, if so, to what amount? OPP.**
- ii) **Relief.**

10. Despite opportunities, petitioner has failed to lead any evidence and his right in respect thereof was closed vide order dated 25.08.2026.

11. The respondent no.1/Union of India (UOI), in its evidence, tendered the award as Ex. R1. Despite opportunities, the

respondent no.2/DSI IDC failed to lead any evidence and its right to lead evidence was closed vide order dated 07.09.2026.

12. I have heard the Ld. Counsels for the parties and have also carefully considered the record. My issue-wise findings are given as under:-

FINDINGS ON ISSUE NO. 1 :-

13. Petitioner has contended that valuation of land determined by LAC is not reasonable as LAC has not adopted the correct method of valuation. Ld. Counsel for the petitioner has relied upon the judgment titled as “**Raj Kumar Vs. UOI & Ors.**” bearing LAC No. 1760-2016 passed by the undersigned, and conceded that award be passed in terms of the said judgment and the same enhancement which was granted in the said judgment be also granted to petitioner.

14. In the aforesaid case, this Court had adjudicated the market value of Category A land of village Pooth Khurd acquired through award No. 07/2010-11/DC (N-W) as Rs. 53,50,792/- per acre. The petitioner is accordingly entitled to the same compensation for his land of Category A as was awarded in Raj Kumar’s case. I accordingly adjudicate the market value of Category A land of the petitioner as Rs. 53,50,792/- per acre. An enhancement of Rs. 5,80,792/- per acre is accorded.

15. Besides above, petitioner shall be entitled to other

statutory benefits under the LA Act viz. 12% **additional amount** [as per Section 23 (1A)] and 30% **solatium** [u/s 23 (2)] and will be entitled to **interest** under Section 28 of L.A Act on the fair market value @ 9% per annum for the first year and @ 15% for subsequent year till the making of payment of enhanced compensation by LAC as per provision of Section 28 of the Act. Issue no. 1 is decided accordingly.

Findings on Issue No.2 – RELIEF

16. In view of the findings on Issue no.1, the petitioner/s are granted the following reliefs: -

1. Fair uniform market value @ Rs. 53,50,792/- per acre for the acquired land as per statement u/s 19 of the LA Act, thereby giving an enhancement of Rs. 5,80,792/-;
2. Additional amount @ 12% per annum on the fair market value u/s 23 (1A), LA Act, from the date of notification u/s 4, LA Act till the date of award or dispossession, whichever is earlier ;
3. Solatium @ 30% on the enhanced amount of market value u/s 23(2), LA Act; and
4. Interest u/s 28 of L.A Act @ 9% per annum for the first year from the date of dispossession and, at the rate of 15% per annum on the difference between the enhanced compensation

awarded by this court and the compensation awarded by the LAC for the subsequent period till its payment.

17. The share(s) of the petitioner(s) would be determinable as per the statement u/s 19 of the L.A. Act proved on record and the said statement shall constitute a part of this award.

18. Reference petition stands answered. Parties to bear their own costs. A copy of this award be sent to the LAC for necessary information, action and expeditious compliance for remittance of the amount. File be consigned to the Record Room.

Announced in the Open Court
Today on this 7th Day of September, 2026.

(SIDHARTH MATHUR)
District Judge-01/North District,
Rohini Courts/Delhi