

DLNT010078682017



IN THE COURT OF SH. SIDHARTH MATHUR  
DISTRICT JUDGE-01 (NORTH): ROHINI COURTS : DELHI  
LAC No. 99/2017

In the matter of :-

1. **Shashi Garg**  
W/o Vinod Kumar Garg  
R/o B-9, Bhagwan Dass Nagar,  
Delhi.
2. **Vikas Garg**
3. **Vivek Garg**  
Both S/o NK Garg  
R/o 10/4, East Punjabi Bagh, Delhi.

..... Petitioners

*Versus*

1. **Union of India through**  
Land Acquisition Collector  
North, Alipur, Delhi.
2. **Municipal Corporation of Delhi (MCD)**  
through its Commissioner  
Office at Dr. SPM Civic Centre,  
Minto Road, Delhi.

..... Respondents

Award No.	05/1998-99
Village	Ghoga
Notification U/s 4 LA Act	F.7(3)/1998-L&B/LA /3089 dt. 01.06.1998
Notification U/s 6 LA Act	F.7(3)/1998/L&B/LA

/3508 dt.09.06.1998.

Date of Announcement of LAC Award: 07.01.1999

Date of possession 06.07.1998

Date of Receipt of Reference : 20.07.2017

Date of Arguments : 09.06.2026

Date of Decision : 09.06.2026

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

**AWARD:**

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

1. This is a reference made by the Land Acquisition Collector (hereinafter referred to as '**LAC**') under section 18 of the Land Acquisition Act, 1894 (hereinafter referred to as '**LA Act**'). The reference was initiated on a petition made by the petitioner who was aggrieved by the amount of compensation awarded by the LAC vide above-referred award.
2. As per the reference, a large tract of land measuring 511 bighas 4 biswa of village Ghoga, Delhi, was acquired by the Government for public purpose namely Growth Centre under Mini Master Plan Scheme. The notification under Section 4 of The LA Act dated **01.06.1998** was issued. The Declaration under Section 6 was made as mentioned on the index page. Thereafter, above-referred

award was announced by the LAC. The LAC determined the market price of the acquired land as Rs. 2,33,330/- per Bigha for A Category land and Rs. 2,08,333/- per Bigha for B Category 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 LAC forwarded the same to this Court for adjudication.

4. The case of the petitioner is that petitioner was the owner/bhumidhar of the land 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 of the LA Act, situated within the Revenue Estate of Village Ghoga, Delhi (the said land). The said land was acquired vide notification dated **01.06.1998**.

5. The petitioner has challenged the said award *inter alia* on the ground of 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. Initially, the parties for respondents were DSIIDC and RDD but this Court deleted both the abovementioned respondents from array of parties and MCD as R-2 besides UOI/R-1 on 16.03.2026 was impleaded.
8. The respondent no.1/the Union of India (UOI)/Land Acquisition Collector and respondent no.2/Municipal Corporation of Delhi contested the reference petition by filing their respective Written Statements.
9. The petition has been contested mainly on the ground that the LAC awarded adequate compensation to the petitioner 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 LA Act.

In written statement R-2/MCD also supported the contention of R-1/UOI.

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

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

ii) **Relief.**

11. In evidence, the petitioner has relied upon the judgment in a case Mange Rama vs. UOI & Ors. LAC No. 215/2021 and also the evidence led in said case.

12. The respondent no.1/Union of India (UOI) tendered the Award Ex.R-1. The respondent no. 2/Municipal Corporation of Delhi adopted the evidence led on behalf of R-1/UOI.

13. 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 :-**

14. Petitioner has contended that valuation of land determined by LAC is not reasonable as LAC has not adopted the correct method of valuation. However, he has not led any evidence to show as to how the LAC was wrong in fixing market value of land. Ld. Counsel for the petitioner has only relied upon the judgment titled as

“**Mange Ram Vs. UOI LAC No. 215/2021**” 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.

15. In **Mange Ram's** case (Supra), an elaborate and detailed discussion was made before determining the amount of compensation. With respect to the land of the village Ghoga (involved herein), acquired through the same notification (as made herein), the undersigned determined the market value of the land as Rs.11,92,000/- per acre.

16. Since, no different evidence has been led by the petitioner in the present case, I have no reason to give a different treatment to the land of the petitioner and to give a determination, different from that determined in the **Mange Ram's case (Supra)**. The fair market value of the acquired land is adjudicated as @ Rs.11,92,000/- per acre as determined in **Mange Ram's case (Supra)**.. Accordingly, I hold that the petitioner would be entitled to market value @ Rs.11,92,000/- *per acre*.

17. Petitioner has also claimed compensation for crops, tree, tube well etc. However, the petitioner has failed to lead any evidence to substantiate his claim or to establish

that he was not awarded sufficient compensation for same. Accordingly, I hold that petitioner is not entitled to any enhancement in compensation on this count.

18. 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.

19. **Findings on Issue No.2 – RELIEF**

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

1. **fair market value @** Rs.11,92,000/- *per acre* for the acquired land as per statement u/s 19 of the LA Act;
2. **additional amount @** 12% per annum on the fair market value u/s 23 (1A) of the LA Act , from the date of notification u/s 4 of the LA Act till the date of award or dispossession, whichever is earlier ;
3. **solatium** u/s 23 (2) of LA Act @ 30% on the

enhanced amount of market value;

4. **interest** under Section 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.
20. 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.
21. 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 record room.

**Announced in the  
Open Court on 09.06.2026**

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

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