



Presented on : 18-12-2012
Registered on : 18-12-2012
Decided on : 05-06-2026
Duration : 13 years, 5 months, 18 days

**IN THE COURT OF
DJ1(NW)/MACT AT NORTH WEST DISTRICT DELHI
Presided Over by Sh. Vikram**

LAC/434/2016

1. Late Sh. Lakhi Ram S/o Mann Singh (deceased) through his
LRs:

- A. Late Ram Kishan (**25% share**) (died bachelor).
- B. Kishan Dai (**25% share**) (died issue-less).
- C. Late Sh. Bhagyani (**Total 50% share** i.e. 25% self share and 12.5 % share of Late Ram Kishan and 12.5 % share of Kishan Dai) (sister of deceased) (**relinquished her entire share in favour of Jaswant Singh**).
- D. Late Roop Chand (**Total 50% share** i.e. 25% self share and 12.5 % share of Late Ram Kishan and 12.5 % share of Kishan Dai) brother of deceased):
 - a. Jaswant Singh (**12.5 % share**)
 - b. Shyam Singh (**12.5 % share**) (**relinquished his entire share in favour of Jaswant Singh**)
 - c. Late Kawar Singh (**12.5 % share**)
 - (i) Raj Bala (**relinquished his entire share in favour of Jaswant Singh**)
 - (ii) Kavinder (**relinquished his entire**

- share in favour of Jaswant Singh)**
- (iii) Ravinder (**relinquished his entire share in favour of Jaswant Singh)**
- (iv) Poonam (**relinquished her entire share in favour of Jaswant Singh)**
- (v) Ravinder (**relinquished his entire share in favour of Jaswant Singh)**
- d. Late Om Prakash (12.5 % share)
- (i) Bijender (1.7857 % share)
(relinquished his entire share in favour of Jaswant Singh)
- (ii) Sikhsha Devi (1.7857 % share)
(not relinquished her share)
- (iii) Harender (1.7857 % share)
(not relinquished his share)
- (iv) Urmila (1.7857 % share)
(not relinquished her share)
- (v) Nirmila (1.7857 % share)
(not relinquished her share)
- (vi) Parmila (1.7857 % share)
(not relinquished her share)
- (vii) Joginder (1.7857 % share)
(not relinquished his share)

All R/o Bazzar Pana, Village Post Office, Karala, Delhi.

Thus, Jaswant has 50 % + 12.5 % + 12.5 % + 12.5 % + 1.7857 % =89.2857 % shares.

.....Petitioners

VERSUS

1. **Union of India**
Through Land Acquisition Collector,
Kanjhawala, North West, Delhi
2. **Delhi Development Authority**
Through its Chairman
Vikas Sadan, I.N.A. Market,
New Delhi.

.....Respondents

Ld. counsel for petitioners : Sh. Rajeev Dahiya, Ms. Isha Bansal
and Ms. Ridhi Sharma, Ld. counsels for LR's of Lakhi Ram
alongwith Sh. Sanjay Kaushik, S/o Jaswant Singh.
Ld. counsel for UOI : Sh. Pawan Kumar
Ld. counsel for DDA : Sh. S. S. Mittal

JUDGMENT
(Delivered on 05.06.2026)

Village	Mohammad Pur Majri
Notification U/s 4 of L.A. Act, 1894	F.11(19)2001/L&B/LA/20112 dt. 21.03.2003
Notification U/s 6 of L.A. Act, 1894	F.11 (19)/2004/L&B/LA/28199 dt. 19.03.2004
Award No.	20/2005-06/DC(N-W)
Date of Announcement of Award by LAC	28.11.2005

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

JUDGMENT / AWARD

(Under Section 26 of the Land Acquisition Act, 1894)

1. Present reference u/S 18 of the Land Acquisition Act 1894

was received from office of Land Acquisition Collector North West on application/objections moved by petitioners, who have sought enhancement of the monetary award given by the Land Acquisition Collector on the ground that the assessment of the market value of the acquired land was done on the lower side without considering the relevant factors for correctly assessing the market value of the land in question. The reference was received from the office of LAC (N/W) on 18.12.2012.

2. vide notification bearing No. F.11(19)/2001/L&B/LA/20112 dt. 21.03.2003 issued by the Lt. Governor of Delhi under Section 4 of the Act, the Government intended to acquire about 1950 Bigha 4 Biswas of land with its specification mentioned in the notification for public purpose namely 'Rohini Residential Scheme' under the "*Planned Development of Delhi*".

3. Vide consequent Declaration/notification No. F.11 (20)/2004/L&B/LA/28199 dated 19.03.2004 issued pursuant thereto under Section 6 of the Act, 1950 Bigha 4 Biswas land (*as detailed in the statement under Section 19 of the Act*), situated in the revenue estate of village Mohammad Pur Majri, Delhi, was acquired by the Government. The LAC (N/W) after completing all the requisite formalities as provided under the Act, announced the Award bearing no.20 of 2005-06 dated 28.11.2005 u/s 11 of the Act in respect of 1950 bighas 4 biswas out of the aforesaid acquired land and awarded a compensation at the uniform rate of Rs.15,70,000/- per acre for the entire acquired land in addition to

other statutory benefits and interests besides liquidated cost for trees, tubewell and borings.

4. As per statement u/s 19 of LAC Act, the petitioners are the recorded owners/bhumidars of the land having share as per revenue record, situated in the revenue estate of Village Mohammad Pur Majri, Delhi as per table given below:-

Item no. of N.M.	Name of recorded owner with share	Rectangle no./Khasra No.	Area
325	Lakhi Ram S/o Man Singh	40//10/1	2-06

5. Aggrieved of the rate of compensation fixed by the LAC, the petitioners filed the objections/reference u/S 18 before Ld. LAC, seeking enhancement *inter alia* contending following factors for which the value of land is to be enhanced:

(i) that the LAC failed to consider that the land in question is adjoining the industrial area and all the facilities like transportation, famous hospitals, renewed schools, post office, police station etc are available in the revenue estate of Village Majri.

(ii) that the LAC failed to consider that the land is situated just two kilometers away from Rohini Extension and has good potentiality and all amenities/facilities of daily life are available to the land in question.

6. It is stated that in view of these facts and circumstances and keeping in view the consideration of the petitioners,

compensation should be at market value of Rs.10,000/- per sq. yards alongwith other benefits.

7. Written statements has been filed on behalf of respondent no.1/UIO and R2/DDA, inter alia, admitting the notification, award, status of the land and the ownership of the petitioners. It is submitted that the learned LAC has rightly assessed the market value of the said land keeping in view all the aspects and has assessed the market value after considering the level of development, locality and situation of the area where the said land is situated. The Ld. LAC has assessed the fair market value of the said land after considering the existing location, surroundings, availability of civil amenities and other resources. Therefore contended that the claim is liable to be rejected.

8. On the basis of pleadings of the parties and documents filed on record, the following issues were framed by the court on 22.04.2026: -

ISSUES

1. ***Whether the petitioners are entitled for enhancement in compensation, if so, to what extent? OPP***
2. ***Relief.***

9. In order to establish the claim of enhancement petitioners, Sh. Jaswant Singh has been examined as PW1 and tendered his evidence by way of affidavit **Ex.PW-1/A** and relied on the documents i.e. death certificate of Lakhi Ram is **Ex.PW-1/1**, copy of voter ID of Lakhi Ram is **Ex.PW-1/2 (OSR)**, photocopy of passbook of joint account of Lakhi Ram and Jaswant Singh is **Ex.PW-1/3 (OSR)** and aadhar card of deponent

is **Ex.PW-1/4 (OSR)**. Further, petitioners have adopted the evidence led in **LAC No.100/16 titled as Jai Prakash @ Jai Prakash Narayan Vs. UOI decided on 21.11.2024**. However, no specific separate additional evidence for enhancement of compensation has been led.

10. With this the petitioners closed their evidence and from the side of respondents the evidence led in LAC no.100/16 was adopted.

11. I have heard Ld. Counsel for the parties at length and perused the entire record including the pleadings, documents and the oral testimonies. I have given my thoughtful consideration to the same. My issue-wise findings are as under:

ISSUE NO.1

WHETHER THE PETITIONERS ARE ENTITLED TO THE ENHANCEMENT IN COMPENSATION, IF SO, TO WHAT EXTENT ?OPP.

12. The onus of proving the aforesaid issue is on the petitioners.

13. To prove his case, the petitioners have adopted the evidence led in case **Jai Prakash @ Jai Prakash Narayan (supra)**. During the course of arguments, they has relied upon the judgment passed in the aforementioned case on 21.11.2024 and Ld. Counsel for the petitioners have argued that the petitioners

may also be awarded compensation as awarded to the petitioner in the aforementioned case.

14. Even, the respondents has not led any separate evidence in the present case.

15. Since the fair market value of the land situated in village Mohammad Pur Majri and covered by the award in question has already been determined by this court, this court has no reason or evidence to deviate therefrom. In view of the aforesaid discussion, this court also determines the same enhanced market value as awarded in the case of **Jai Prakash @ Jai Prakash Narayan (*supra*)**, in the present case, in so far as the acquisition of the land of petitioners is concerned.

16. In the case of **Jai Prakash @ Jai Prakash Narayan (*supra*)**, this court had adjudicated the market value of land of village Mohammad Pur Majri acquired through Award No.20 of 2005-06 dated 28.11.2005 as Rs. 19,45,800/- per acre i.e. an enhancement of Rs. 3,75,800/- per acre has been given. There is no evidence on record to gather that the land of the petitioners herein was in any way inferior to the land involved in **Jai Prakash @ Jai Prakash Narayan (*supra*)**. The petitioners are, accordingly entitled to the same compensation for their land as was awarded in **Jai Prakash @ Jai Prakash Narayan (*supra*)**. This court adjudicate the market value of land of the petitioners as Rs.19,45,800/- per acre thereby giving an enhancement of Rs.3,75,800/- per acre.

17. The petitioners have not led any evidence with respect to alleged damages of the growing crops and structures or other claims. Therefore, the petitioners shall not be entitled to any damages on the aforesaid counts. This issue is decided accordingly in favour of the petitioners.

ISSUE NO.2 : RELIEF.

18. In view of the findings on Issue no.1, the petitioners are granted the following reliefs:-

- (1) Fair Market value of land of petitioners @ Rs.19,45,800/- per acre. An enhancement of Rs.3,75,800/- per acre is accordingly accorded.***
- (2) Additional amount @ 12% (in terms of Section 23 (1A) of the Act).***
- (3) Solatium @ 30% on the enhanced compensation (in terms of S.23 (2) of the Act).***
- (4) Interest @ 9% per annum for the first year and 15% per annum for the subsequent year till the payment of enhanced compensation by LAC is made (in terms of Section 28 of the Act).***

19. Reference petition is accordingly, answered with parties to bear their own respective costs.

20. Decree sheet be drawn accordingly.

21. File be consigned to record room after due compliance.

**Announced in an open court
on 5th Day of June, 2026.**

**(Vikram)
DJ-1+ MACT, N/W, Rohini Courts,
05.06.2026**