

MHLA020019212016 	Filed on - 17-05-2012
	Registered on - 23-01-2013
	Decided on - 10-01-2025
	Duration - 12Y. 7M. 24D.

IN THE COURT OF 4th JT. CIVIL JUDGE (SR. DN.) LATUR
(Presided over by S.P. Kestikar-Nalage)

Exh. No.127

1. **L.A.R. No.200001/2013**
CNRNo MHLA020019212016

1. Bharat S/o Bhimrao Somawanshi,
Age : 60 years, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

2. **L.A.R. No.200002/2013**
CNRNo MHLA020019232016

Afsar Mahatab Patel,
Age : 48 yrs, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

3. **L.A.R. No.200003/2013**
CNRNo MHLA020019252016

Ishwar S/o Gangadhar Patil,
Age : 35 yrs, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

4. **L.A.R. No.200004/2013**
CNRNo MHLA020019272016

Akthar Mahatab Patel,
Age : 55 yrs, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

5. **L.A.R. No.200005/2013**
CNRNo MHLA020019292016
Shikandar Mahatab Patel,
Age : 58 yrs, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**
6. **L.A.R. No.200006/2013**
CNRNo MHLA020019312016
Lahuji S/o Gopinath Pund,
Age : 58 yrs, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**
7. **L.A.R. No.200007/2013**
CNRNo MHLA020019332016
Namdeo S/o Narayan Sawant,
Age : 60 years, Occu.- Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**
8. **L.A.R. No.200008/2013**
CNRNo MHLA020019352016
Rangnath S/o Vishwanath Pund (Died) through L.R's,
1. Gajanan S/o Rangnath Pund
Age : 25 yrs, Occu.- Agri.
2. Ramanand S/o Rangnath Pund,
Age : 22 yrs, Occu.- Agri.
Both R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimants.**
9. **L.A.R. No.200009/2013**
CNRNo MHLA020019372016
1. Narayan S/o Ganpatrao Somawanshi,
Age : 60 yrs, Occu.- Agri.
R/o Bolegaon, Tq. Chakur, Dist Latur. **Claimant.**
10. **L.A.R. No.200010/2013**
CNRNo MHLA020019392016
Ramkishan S/o Gopalrao Somawanshi,
Age : 70 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**

11. L.A.R. No.200011/2013
CNRNo MHLA020019412016

Waman S/o Sopan Kalwale,
Age : 55 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

12. L.A.R. No.200012/2013
CNRNo MHLA020019432016

1. Babu S/o Rama Kalwale,
Age : 50 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

13. L.A.R. No.200013/2013
CNRNo MHLA020019452016

1. Rashid Mainodin Patel,
Age : 60 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

14. L.A.R. No.200014/2013
CNRNo MHLA020019472016

1. Sattar Mainodin Patel,
Age : 65 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

15. L.A.R. No.200015/2013
CNRNo MHLA020019492016

1. Manohar S/o Bhaguram Somawanshi,
Age : 60 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

16. L.A.R. No.200016/2013
CNRNo MHLA020019512016

1. Pandurang S/o Gopalrao Somawanshi,
Age : 75 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

17. L.A.R. No.200017/2013

CNRNo MHLA020019532016

1. Rajendra S/o Limbraj Kalwale,
Age : 50 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

18. L.A.R. No.200018/2013

CNRNo MHLA020019552016

1. Jaitunbee Usman Shaikh (Patel),
Age : 80 yrs, Occu.-Agri. and H.H.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

19. L.A.R. No.200019/2013

CNRNo MHLA020019572016

1. Baban S/o Vishwanath Pund,
Age : 70 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

20. L.A.R. No.200020/2013

CNRNo MHLA020019592016

1. Dattatrya S/o Venkatrao Patil,
Age : 55 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

21. L.A.R. No.200021/2013

CNRNo MHLA020019612016

1. Govind S/o Bapurao Somawanshi,
Age : 70 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

22. L.A.R. No.200022/2013

CNRNo MHLA020019632016

1. Ankush S/o Gopinath Pund,
Age : 60 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur.

Claimant.

23. L.A.R. No.200023/2013
CNRNo MHLA020019652016

1. Jabbar Mahatab Patel,
Age : 50 yrs, Occu.-Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**

24. L.A.R. No.200024/2013
CNRNo MHLA020019672016

1. Sow. Chandrakala W/o Khanderao Sawant,
Age : 48 yrs, Occu.- H.H. and Agri.
R/o. Bolegaon, Tq. Chakur, Dist. Latur. **Claimant.**

-Versus-

1. **The State of Maharashtra,**
Through - The Collector, Latur.
2. **The Executive Engineer,**
Minor Irrigation Division At Latur. **Respondents.**

**REFERENCE U/S.18 OF LAND ACQUISITION ACT, 1894 FOR
ENHANCEMENT OF COMPENSATION.**

Appearance :-

Learned Adv. Mr. **G. V. Kodle** for the **claimants**.
Learned Adv. **B. H. Khedkar** for **respondent No. 1**
Learned Adv. **G. M. Kale** for **respondent No. 2**

COMMON JUDGMENT**(Delivered on this 10th day of January, 2025)**

These are the references for enhancement of compensation under section 18 of the Land Acquisition Act, 1894. (Hereinafter referred to as “**L.A. Act**” for the purpose of brevity.) As per order passed below **Exh.10** in **L.A.R.No.1/2013**. All the above references are clubbed together as it pertains to the acquisition of same houses from the same village and for the same project. Therefore, these references are disposed off by common judgment.

02. The award dated **17/03/2011** was passed by Land Acquisition Officer, Bolegaon Submergence of **Bolegaon Storage Tank Project**, Latur in File No. **2004/ LNQ/CR-42**. By way of that award land of the claimants situated at village **Bolegaon, Tq. Chakur Dist. Latur** are acquired.

03. It is the case of the claimants that they were the owners of the following lands situated at village Bolegaon, Tq. Chakur, Dist. Latur which is acquired by the respondents for the purpose of construction of Bolegaon Storage Tank Project at village Bolegaon, Tq. Chakur, Dist. Latur.

Sr.No .	L.A.R. No.	Name of the claimants	Sy. / Gat No. and acquired area	Value As per claimant	Withdrawn amount
1.	200001 /2013	Bharat S/o Bhimrao Somawanshi,	House No. 16 Adm. 1680 Sq. ft.	10,00,000/-	1,20,028/-
2.	200002 /2013	Afsar Mahatab Patel,	House No. 29 Adm. 101 Sq. mt.	15,00,000/-	15,213/-
3.	200003 /2013	Ishwar S/o Gangadhar Patil,	House No. 72 Adm. 540 Sq. ft.	9,00,000/-	5,395/-
4.	200004 /2013	Akthar Mahatab Patel,	House No. 27 Adm. 101 Sq. mt.	20,00,000/-	4,22,249/-
5.	200005 /2013	Shikandar Mahatab Patel,	House No. 26 Adm. 101 Sq. mt.	15,00,000/-	15,213/-
6.	200006 /2013	Lahuji S/o Gopinath Pund,	House No.06/1 Adm. 42.43 Sq. mt.	8,00,000/-	57,419/-
7.	200007 /2013	Namdeo S/o Narayan Sawant,	House No. 09 Adm. 140.68 Sq. mt.	10,00,000/-	44,842/-
8.	200008 /2013	Rangnath S/o Vishwanath Pund (Died) through L.R's,.	House No. 05 Adm. 69.6 Sq. mt.	10,00,000/-	53,609/-

		1. Gajanan S/o Rangnath Pund, 2. Ramanand S/o Rangnath Pund.			
9.	200009/2013	Narayan S/o Ganpatrao Somawanshi,	House No. 38 & 60 Adm. 50 & 80 Sq. mt.	10,00,000/- 15,00,000/-	1,10,251/-
10	200010/2013	Ramkishan S/o Gopalrao Somawanshi,	House No. 45 Adm. 105.46 Sq. mt.	10,00,000/-	2,48,131/-
11	200011/2013	Waman S/o Sopan Kalwale,	House No. 95 Adm. 63.60 Sq. mt.	10,00,000/-	1,00,538/-
12	200012/2013	Babu S/o Rama Kalwale,	House No. 90 Adm. 69 Sq. mt.	10,00,000/-	1,09,084/-
13	200013/2013	Rashid Mainodin Patel,	House No. 47 Adm. 34.80 Sq. mt.	5,00,000/-	5,228/-
14	200014/2013	Sattar Mainodin Patel,	House No. 46 & 50 Adm. 34.80 & 34.80 Sq. mt.	5,00,000/- 5,00,000/-	45,965/-
15	200015/2013	Manohar S/o Bhaguram Somawanshi,	House No. 43 & 51 Adm. 37.60 & 187.60 Sq. mt.	5,00,000/- 10,00,000/-	1,64,872/-
16	200016/2013	Pandurang S/o Gopalrao Somawanshi,	House No. 56 Adm. 306 Sq. mt.	10,00,000/-	1,02,463/-
17	200017/2013	Rajendra S/o Limbraj Kalwale,	House No. 83 Adm. 84.15 Sq. mt.	15,00,000/-	87,349/-

18	200018 /2013	Jaitunbee Usman Shaikh (Patel),	House No. 49 Adm. 2000 Sq. ft.	10,00,000/-	1,68,891/-
19	200019 /2013	Baban S/o Vishwanath Pund,	House No. 04 Adm. 68.56 Sq. mt.	10,00,000/-	78,058/-
20	200020 /2013	Dattatrya S/o Venkatrao Patil,	House No. 67/2 & 35 Adm. 93.29 Sq mt & 121.72 Sq. mt.	15,00,000/- 5,00,000/-	38,188/-
21	200021 /2013	Govind S/o Bapurao Somawanshi,	House No. 13 Adm. 112.30 Sq. mt.	12,00,000/-	77,832/-
22	200022 /2013	Ankush S/o Gopinath Pund,	House No. 07 Adm. 77.35 Sq. mt.	10,00,000/-	76,370/-
23	200023 /2013	Jabbar Mahatab Patel,	House No. 28 Adm. 101 Sq. mt.	15,00,000/-	15,213/-
24	200024 /2013	Sow. Chandrakala W/o Khanderao Sawant,	House No.06/2 Adm. 42.43 Sq. mt.	8,00,000/-	15,565/-

04. The Government Notification, for acquisition of the above acquired houses, under Section 4 of the Act was issued on 12/11/2008 in the official gazette and in the village on 12/11/2008. The acquiring body has taken possessions on 12/04/2012. The claimants further submits that the houses of village Bolegaon Tq. Chakur were acquired by the Government for Bolegaon Storage Tank Project in the year 2007 by file No. 2004/LNQ/CR-42.

05. The claimants further submits that acquired houses are well constructed houses having basement, they have erected lintel, they have dug near about 10 feet deep for foundation, which is loaded in stone, cement and sand till ground level. There is facility of latrine and bathroom in each house. Claimants have dug septic tanks. The main gate of the houses have been constructed in curve stone i.e. chirebandi. The claimants have also plastered the walls in sand and cement. They have laid down shahabadi tiles in the rooms. They have made light fittings in the houses. They are constructed these houses less or more than 10 years ago and have invested more than Rs. 10,00,000/- for the said constructions. The details of houses is given in the above table.

06. The claimants further submits that village bolegaon is situated on Latur-Bidar state highway road. The nearest market is situated at two kilometer away from the village Bolegaon. The taluka Headquarter is 6 Kilometer from the village. The population of village is more than 1,000. The facilities like electricity, drinking water, G.P. office, Post office, S.T. Bus stand, grocery shops, flour mills, general stores, education facilities upto 5th std are available in the village. The big market and District Place Latur is 30 Km away from the village.

07. The acquiring body have not properly determined market value of houses and plots. The L.A.O. has awarded inadequate compensation. The acquiring body has not shown correct measurement of houses and not shown correct construction of houses. The L.A.O. has not correct claim petitions filed by the claimants. The acquiring body has not fixed the price of the houses as per the D.S.R. rates. They have not considered the quality

of construction. Claimants have made correct measurements of houses and correct valuation as per D.S.R. rates through Shri. Shindhikumte G.R. Civil Engineer and Architect. Said engineer had prepared valuation report and filed along with sketch map. claimants have raised their claims before the L.A.O. and claimed the compensation @ Rs. 200/- per sq. foot of per plot value. But L.A.O. has not considered the same and wrongly given open space areas compensation of Rs. 175/- per Sq. mt. which is highly inadequate and improper.

08. They further submits that they have produced registered sale-deeds of open plot areas showing market price of open plot as Rs. 200/- per Sq. feet. But L.A.O. has not considered the same. L.A.O. has not considered ready recknor rate of Government for the year 2008.

09. The respondent No. 2 has contested the references by filing his written-statements at Exh. 8, it has denied the nature of the acquired houses and facilities available for the houses at village Bolegaon. However, they have admitted the acquisition of the houses for construction of Bolegaon Storage Tank Project, at village Bolegaon, Tq. Chakur, Dist. Latur.

10. As per their contentions the concerned L.A.O had visited the village Bolegaon along with experts from the various Government departments and have taken joint inspection and joint measurement and made panchanamas in the presence of the claimants time to time. During computation of compensation amount, L.A.O. has considered the location, quality of construction, transportation charges of raw-material, specified D.S.R. and other parameters such as utility, easy assess, nearness to the business center and age of the construction for computation of compensation amount on the date of notification u/s 4 of L.A. Act and had

passed just, proper, sufficient and adequate compensation to the acquired land and construction thereon of the claimants by passing the awards. The compensation amounts have been withdrawn by the claimants willingly and pleasantly without protest. The reference petitions are barred by law of limitations. Hence, they are not maintainable and they be rejected.

11. The respondent No. 1 filed pursis below Exh. 12. He adopted the written Statement filed by respondent No. 2.

12. Heard learned advocates of both parties. Issues framed in the references are reproduced below. I recorded my findings and reasons against them as follows.

Sr. No.	ISSUES	FINDINGS
1.	Whether claim is hit by Law of Limitation?	In the Affirmative.
2.	Does claimant prove that the compensation awarded by Spl. L.A.O. is inadequate?	In the Affirmative.
3.	What is the market value of the acquired lands on the date of notification under Sec.4 of the Act ?	In the Affirmative.
4.	Whether the claimant is entitled for enhanced compensation? If yes at what rate?	In the Affirmative.
5.	What order and decree?	As per final order.

REASONS

13. In order to prove their case, the claimants have examined Manohar Bhaguram Somawanshi for himself and other claimants below Exh.14 & Shri Ganpat Rukmaji Sindhikumte below Exh. 61. They have also filed on record various documents including the award of L.A.O. certified

copies of 8 A extracts of claimants house properties, certified copy of sale-deeds, original electricity bill of claimants, original valuation certificates issued by Sindhikumte Engineer below Exh. 62 - 85.

As to issue No. 1

14. As per the case of the claimants the Land Acquisition Officer has passed the award behind their back. They got the knowledge of the award for the first time on 18/04/2012. when they received the compensation under protest. Even they were not supplied with the copy of award by L.A.O. The award is passed on 17/03/2011. The references are filed on 17/05/2012. Ld. Adv. Shri. Kodale submitted that the claimants got the knowledge of the award when they received the amount of compensation under protest and thereafter, they filed the references within 6 weeks.

15. As per section 18 (2) (a) of the Land Acquisition Act, if the person making the reference was present or represented before Collector at the time of award, the reference is required to be made within Six weeks from the date of Collector's award. In other cases, within six weeks of the receipt of the notice from the Collector under section 12 (2) of the Act or within six months from the date of Collectors award, whichever period first expires. In the present case the award is passed on 17/03/2011. The claimants have withdrawn the amount of compensation on 18/04/2012 vide e statement form filed at **Exh.20**. On 17/05/2012 the present references are filed. From the endorsements below Exh. 1 passed by S.L.A.O. so that claimants have preferred present claims before S.L.A.O. on 17/05/2012. It means claimants have preferred these claims within time. Therefore, claim of claimants is well within limitation. Hence, I answer issue No. 1 in the affirmative.

As to issue Nos. 2 to 4

16. As per evidence of Manohar Bhaguram Somwanshi (Exh.14) CW-1 that the claimants are the owners of the acquired Houses. He stated that he is deposing for himself and on behalf of other claimants. All other claimants have orally gave him authority for the deposition. The respondents have acquired their lands as per notification issued under Section 4 of the Act on 12/11/2008. He further deposes that he is claimant in L.A.R. No. 15/2013. He submitted that he is having grampanchayat House No. 43 and 51. His houses as well as other 23 claimants houses are acquired by the respondents for Bolegaon Storage Tank. His deposition is replica of main petition. He as well as other claimants have constructed houses on acquired lands before 10 to 15 years ago. They got the houses valued by Government valuer shri. Sindhikumte and got the valuation of houses. The valuation reports are filed on the record. The contents of the valuation reports are true and correct. They are filed Vide Exh. 62 – 85. The L.A.O. has not at all considered the basement, construction work, quality of houses and has granted inadequate compensation amounts. All claimants have asked for Rs. 200/- per Sq. ft. compensation for the acquired land. It is inadequate compensation in the year 2008. The open plots in Mauje Atola were given Rs. 200/- Sq. ft. Mauje Atola village is adjacent to village Bolegaon. In 2008 Rs. 90,000/- were paid for 33X33 foot plot. The said registered sale-deed took place on 07/03/2002. Even in the same village on 19/04/2002 another sale transaction of Rs. 80,000/- took place for 33X33 plot. Said plots were acquired for Bolegaon Storage Tank only. Meanwhile, there were no sale transactions of properties in Bolegaon village. As Mauje Atola is adjacent village to the Bolegaon village, claimants are entitled for the same rate for open plots. L.A.O. has not at all

considered D.S.R. rates for deciding rates of houses. Even he has not at all considered the sale-deeds. The L.A.O. has awarded inadequate compensation.

17. The claimants have filed on record their 8A extracts of the acquired houses vide Exh. 23-41. On perusal of said extracts it appears that the houses are constructed in stone, mud, wood only. Claimants sought compensation for construction of houses also. Even they have examined valuer namely Ganpat Rukmaji Sindhikumte as CW2 vide Exh. 61.

18. As per evidence of Ganpat Rukmaji Sindhikumte C.W2, he is Engineer and approved valuer. As per his evidence he is running a registered firm. As per his evidence on request of the claimants he had been to the acquired land on 05/05/2007 for carrying out measurements of their houses. He further deposes that he inspected all the houses. He had taken measurements and prepared panchnamas and given valuation reports to the claimants. He has filed Panchanamas and valuation certificates of the claimants on record. He has denied that he has given false valuation reports of the houses to the claimants without inspecting the acquired houses. However, he has admitted that he has used straight line method for carrying out measurements, he took into consideration the depth, the age of house while deciding valuations. All houses were load bearing in nature. Even he has admitted that the valuation of RCC building is higher than the building constructed in stone and mud, he has not at all mentioned about the age of houses in his report.

19. From overall evidence of C.W.2 it appears that the valuation reports are of the year 2007. According to his testimony he carried out the valuation in the year 2006. If we perused the panchanamas, the valuation

certificates, it appears that said witness has applied construction cost of Rs. 6000/-, 6500/-, 7000/- per Sq.ft. at the time of valuation. Even we have to consider that village Bolegaon is in Gaothan area. The construction cost in the year 2006-07 was not at all 6000/-, 6500/-, 7000/- per Sq.ft. Even there are variations about the description of properties from the 8 A extracts of claimants houses and the valuation certificates filed by the C.W.2.

20. It appears that said witness has considered high rate of construction for rooms as well as for tin sheds in the year 2006-07 which is exorbitant in nature. It is not worthy of credence. Even CW 2 has calculated rates of construction of houses including its land cost and construction cost. It is to be noted that already compensation for acquired land is separately given by L.A.O. in present groups of L.A.R. Even CW 2 has admitted the fact that he has not at all issued notices to opponents before valuation of houses. All total Bolegaon village is rehabilitated by the Government. Said fact is admitted by CW1 for himself and on behalf of all other claimants. Even he admitted that before acquisition of lands, Government officials actually visited the open plots and construction work before acquisition. They calculated compensation amount accordingly. Thus from the overall evidence of CW 2, the valuation of construction of rooms and tin sheds given by him does not hold much water.

21. It is settled principle of law that in compulsory acquisition the landlord loses his land against his wish and even he does not get a proper chance to fix the market price of his acquired land. The Land Acquisition Act is beneficial legislation. There is no straight jacket formula for the fixation of the market price of the acquired land. The feelings and emotions

of the landlord are attached to his land. In the case in hand land of the claimants is acquired for public purpose.

22. The sale-deeds relied on by the claimants are of the adjacent village. They are filed below Exh. 21 and 22. the sale deed at Exh. 21 dated 07/03/2002 and the sale deed below Exh.22 dated 19.04.2002 are of pre-notification issued under section 4 of the Act. On perusal of said transactions it appears that for 33*33 plot total 90,000/- and 80,000/- are given to the plots. The claimant has filed village map of Bolegaon and Atola on record. From said map both villages are adjacent to each other. It is to be noted that the claimants have not at all filed any sale transactions during acquisition proceedings of village Bolegaon. They are absolutely relying upon the sale-deeds of Mauje Atola filed below Exh. 21 and 22.

23. The claimants are also relying upon the judgment bearing No. L.A.R. No. 279/2012. They prayed to consider said judgment on the ground of parity. It is crystal clear that in said judgment Rs. 123.96/- per Sq. Ft. is given to acquired land. Even the acquired lands in said judgments are from village Bolegaon only. The lands are acquired for Bolegaon Storage Tank in the year 2006. In said judgment the rate of sale-deeds filed below Exh. 21 and 22 have been considered. Accordingly, claimants are relying upon the judgment as well as the sale-deeds filed on the record. Considering the parity ground the claimants are entitled for Rs. 123.96/- per Sq.ft.

24. On the basis of reasons stated above the claimants are entitled for the market price of acquired land @123.96 Sq.ft. and for construction work only 50% of construction cost as given by valuer (CW2). The claimants are also entitled for 30% solatium as per Sec 23(2) of the Act on

the enhanced amount of compensation. They are also entitled for other benefits granted by the Act. Hence, the reference deserves to be partly allowed. Accordingly, I answer issue Nos. 2, 3, 4 in the affirmative, and pass following order.

As to issue No. 5

25. Claimants have proved that L.A.O has awarded inadequate compensation for acquired land. Hence, they are entitled for the enhanced compensation. Accordingly, I answer this issue by passing following order.

ORDER

- 1] The references are hereby partly allowed with proportionate costs.
- 2] The respondents jointly and severally shall pay the enhanced compensation to the claimants @123.96/- Sq.ft. For acquired land and @ 50% of construction costs of houses after deducting the compensation paid by special L.A.O.
- 3] The respondents shall jointly and severally pay to the claimants enhanced compensation for construction costs of houses @ 50% of expert's valuation as fallows after deducting the amount of compensation paid by L.A.O.

L.A.R. No.	Name of claimant	House No.	50% Valuation of constructed houses of expert
1/2013	Bharat S/o Bhimrao Somawanshi,	House No. 16 Adm. 1680 Sq. ft.	Rs. 1,84,860/-
2/2013	Afsar Mahatab Patel,	House No. 29 Adm. 101 Sq. mt.	Rs. 3,53,796/-

3/2013	Ishwar S/o Gangadhar Patil,	House No. 72 Adm. 540 Sq. ft.	Rs. 1,24,642/-
4/2013	Akthar Mahatab Patel,	House No. 27 Adm. 101 Sq. mt.	Rs. 3,53,793/-
5/2013	Shikandar Mahatab Patel,	House No. 26 Adm. 101 Sq. mt.	Rs. 3,53,793/-
6/2013	Lahuji S/o Gopinath Pund,	House No.06/1 Adm. 42.43 Sq. mt.	Rs. 95,791/-
7/2013	Namdeo S/o Narayan Sawant,	House No. 09 Adm. 140.68 Sq. mt.	Rs. 1,49,483/-
8/2013	Rangnath S/o Vishwanath Pund (Died) through L.R's,. 1. Gajanan S/o Rangnath Pund, 2. Ramanand S/o Rangnath Pund.	House No. 05 Adm. 69.6 Sq. mt.	Rs. 1,65,413/-
9/2013	Narayan S/o Ganpatrao Somawanshi,	House No. 38 & 60 Adm. 50 & 80 Sq. mt.	Rs. 1,80,729/-
10/2013	Ramkishan S/o Gopalrao Somawanshi,	House No. 45 Adm. 105.46 Sq. mt.	Rs. 2,05,860/-
11/2013	Waman S/o Sopan Kalwale,	House No. 95 Adm. 63.60 Sq. mt.	Rs. 2,47,554/-
12/2013	Babu S/o Rama Kalwale,	House No. 90 Adm. 69 Sq. mt.	Rs. 1,68,027/-
13/2013	Rashid Mainodin Patel,	House No. 47 Adm. 34.80 Sq. mt.	Rs. 1,05,000/-
14/2013	Sattar Mainodin Patel,	House No. 46 & 50 Adm. 34.80 & 34.80 Sq. mt.	Rs. 2,70,648/-
15/2013	Manohar S/o Bhaguram	House No. 43 & 51	Rs. 3,47,225/-

	Somawanshi,	Adm. 37.60 & 187.60 Sq. mt.	
16/2013	Pandurang S/o Gopalrao Somawanshi,	House No. 56 Adm. 306 Sq. mt.	Rs. 2,02,020/-
17/2013	Rajendra S/o Limbraj Kalwale,	House No. 83 Adm. 84.15 Sq. mt.	Rs. 94,110/-
18/2013	Jaitunbee Usman Shaikh (Patel),	House No. 49 Adm. 2000 Sq. ft.	Rs. 3,08,785/-
19/2013	Baban S/o Vishwanath Pund,	House No. 04 Adm. 68.56 Sq. mt.	Rs. 1,65,413/-
20/2013	Dattatrya S/o Venkatrao Patil,	House No. 67/2 & 35 Adm. 93.29 Sq mt & 121.72 Sq. mt.	Rs. 1,62,777/-
21/2013	Govind S/o Bapurao Somawanshi,	House No. 13 Adm. 112.30 Sq. mt.	Rs. 3,01,095/-
22/2013	Ankush S/o Gopinath Pund,	House No. 07 Adm. 77.35 Sq. mt.	Rs. 1,99,578/-
23/2013	Jabbar Mahatab Patel,	House No. 28 Adm. 101 Sq. mt.	Rs. 3,53,793/-
24/2013	Sow. Chandrakala W/o Khanderao Sawant,	House No.06/2 Adm. 42.43 Sq. mt.	Rs. 92,532/-

- 4] The respondents shall also pay the additional component at the rate of 12 % per annum as per Sec. 23 (1A) of Land Acquisition Act from the date of Sec 4 Notification i.e. 12/11/2008 to date of award i.e. 17/03/2011.

- 5] The respondents shall pay @ 30% solatium on the enhanced compensation to the claimant as per Section 23(2) of the Land Acquisition Act.
- 6] The respondents shall pay the interest on the aforesaid enhanced amount @ 9% per annum from the date of award for the period of first year i.e. 17/03/2011 to 16/03/2012 and thereafter @ 15% per annum for subsequent years till its realization vide section 28 of the Land Acquisition Act.
- 7] Award be drawn up accordingly subject to depositing the requisite Court fees, if any, by the claimants.

Date : 10.01.2025.
Place : Latur.

(Smt. S. P. Kestikar-Nalage)
4th Joint C. J. Senior Division, Latur.
District Latur.