



IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

CROSS OBJECTIONS (ST) NO. 19202 OF 2024

IN

FIRST APPEAL NO. 1567 OF 2003

The State Of Maharashtra Thr. The Special Land ...Petitioner
Acquisition Officer, Raigad

Versus

Shankar Ganu Bhagat Since Deceased Thr. His Lrs. ...Respondents
Nirmala Shankar Bhagat And Ors.

**Ms. Deepa Sachin Punde, a/w Sachin Punde, for the
Appellant/Original Claimant & for Respondent/Original
Claimant.**

Mr. A.R. Patil, AGP for Respondent-State.

CORAM : SOMASEKHAR SUNDARESAN, J.

DATE : April 2, 2026

ORDER :

1. It is common ground that the decision of a Learned Single Judge in the judgement dated October 7, 2025 passed in First Appeal No.644 of 2019 would squarely cover the facts of the case in the captioned proceedings as well.

2. In a nutshell, the land in question falls within Village Karanjade to which a rate of Rs.25 per square metre has been made applicable, taking into account the benchmark rates in all adjoining



villages sharing a border, including Wadghar, Roadpali, Taloja, Pendhar etc.

3. In the circumstances, considering that there is consensus that the captioned proceedings are fairly cover by the aforesaid judgement, the First Appeal is disposed of on the same terms as covered in the judgement dated October 7, 2025.

4. Therefore, the impugned judgement and order are modified by substituting the market value of the acquired land at Rs.25 per square metre (inclusive of market value already computed by the Special Land Acquisition Officer). In addition, the land loser would be entitled to the statutory benefits under Section 23(1-A), Section 23(2) and Section 28 of the Land Acquisition Act, 1894.

5. It is made clear that the exercise of determining the additional compensation as per the award, as modified above, shall be carried out by the reference Court within a period of three months from the date on which this order is uploaded on the website of this Court. Any amount already deposited would abide by the outcome in this order, and any further computation made by the reference Court in terms of this order.



6. The First Appeal and the Cross Objections are *finally disposed of*.

7. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court's website.

[SOMASEKHAR SUNDARESAN, J.]