



NC: 2026:KHC-K:2742-DB
MFA No. 200355 of 2021
C/W MFA No. 200765 of 2021
MFA No. 200780 of 2021
AND 4 OTHERS

IN THE HIGH COURT OF KARNATAKA

KALABURAGI BENCH

DATED THIS THE 26TH DAY OF MARCH, 2026

PRESENT

THE HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

AND

THE HON'BLE DR. JUSTICE CHILLAKUR SUMALATHA

MISCL. FIRST APPEAL NO.200355 OF 2021 (LAC)

C/W

MISCL. FIRST APPEAL NO.200765 OF 2021 (LAC)

MISCL. FIRST APPEAL NO.200780 OF 2021 (LAC)

MISCL. FIRST APPEAL NO.201404 OF 2021 (LAC)

MISCL. FIRST APPEAL NO.201406 OF 2021 (LAC)

MISCL. FIRST APPEAL NO.201410 OF 2021 (LAC)

MISCL. FIRST APPEAL NO.201412 OF 2021 (LAC)

IN MFA NO.200355/2021:

BETWEEN:

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by LUCYGRACE
Location: HIGH
COURT OF
KARNATAKA

UNION OF INDIA,
THROUGH DEPUTY CHIEF ENGINEER
CONSTRUCTION, SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION
ENGINEER, CONSTRUCTION,
S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R.VIJAPUR, DSGI)

AND:

1. VEERANNA S/O BASAVANTH RAO,
SINCE DECEASED BY LRS,



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R-1(a) SIDDANNA
S/O VEERANNAGOUDA @ VEERANNA,
AGE: 42 YEARS, OCC: AGRICULTURE,

R-1(b) BASAVANTGOUDA
S/O VEERANNAGOUDA @ VEERANNA,
AGE: 46 YEARS, OCC: AGRICULTURE,

R-1(c) SHIVAKUMAR
S/O VEERANNAGOUDA @ VEERANNA,
AGE: 38 YEARS, OCC: AGRICULTURE,

ALL R/O NAVADAGI (B) VILLAGE,
TQ. AND DIST. KALABURAGI.

2. SHANTABAI W/O SHARATHCHANDER,
AGE: MAJOR, OCC: AGRICULTURE,

3. RAJASHEKAR S/O SHARATHCHANDER,
AGE: MAJOR, OCC: AGRICULTURE,

4. UDAYAKUMAR S/O SHARATHCHANDER,
AGE: MAJOR, OCC: AGRICULTURE,

5. PRAKASH S/O SHARATHCHANDER,
AGE: MAJOR, OCC: AGRICULTURE,

ALL R/O NAVADAGI-K VILLAGE,
TQ. AND DIST. KALABURAGI.

6. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.

7. THE STATE OF KARNATAKA,
THROUGH ASSISTANT COMMISSIONER
LAND ACQUISITION OFFICER,
KALABURAGI-585 102.

...RESPONDENTS

(BY SRI. HARSHAVARDHAN R. MALIPATIL, ADVOCATE FOR
R1(A) TO R1(C), R2 TO R5;
SRI. SHIVAKUMAR R. TENGLI, AGA FOR R6 & R7)



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THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND ACQUISITION ACT, PRAYING TO ALLOW THE APPEAL BY SETTING ASIDE THE JUDGMENT AND AWARD DATED 17.12.2019 PASSED BY THE LEARNED II ADDL. SENIOR CIVIL JUDGE, KALABURAGI IN LAC NO.166/2014 AND ETC.

IN MFA NO.200765/2021:

BETWEEN:

UNION OF INDIA,
THROUGH DEPUTY CHIEF ENGINEER
CONSTRUCTION, SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C.RAILWAY, SECUNDRABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R.VIJAPUR, DSGI)

AND:

1. SMT. ANURADHA W/O GOPAL PADADI,
AGE: MAJOR, OCC: AGRICULTURE,
R/O NAVADAGI-K VILLAGE,
TQ. & DIST. KALABURAGI-585 316.
2. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.
3. THE ASSISTANT COMMISSIONER AND
LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. HARSHAVARDHAN R.MALIPATIL, ADVOCATE
FOR R1;
SRI. SHIVAKUMAR R. TENGLI, AGA FOR R2 & R3)

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IN MFA NO.200780/2021:

BETWEEN:

UNION OF INDIA,
THROUGH DEPUTY CHIEF ENGINEER,
CONSTRUCTION, SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R. VIJAPUR, DSGI)

AND:

1. SRI. AMRUTRAO S/O BASAVANTRAO,
AGE: MAJOR, OCC: AGRICULTURE,
R/O NAVADAGI-B VILLAGE,
TQ. AND DIST. KALABURAGI-585 316.
2. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.
3. THE ASSISTANT COMMISSIONER
AND LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. SHIVANAND PATIL, ADVOCATE FOR R1;
SRI. SHIVAKUMAR R. TENGLI, AGA FOR R2 & R3)

THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND
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BY THE LEARNED I ADDL. SENIOR CIVIL JUDGE, KALABURAGI IN
LAC NO.470/2013 AND ETC.



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IN MFA NO.201404/2021:

BETWEEN:

UNION OF INDIA,
THROUGH DEPUTY CHIEF ENGINEER,
CONSTRUCTION, SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R. VIJAPUR, DSGI)

AND:

1. SRI. NADAGOUDA
S/O HANMANTH RAO POLICE PATIL,
AGE: MAJOR, OCC: AGRICULTURE,
2. SRI. SURESH
S/O HANMANTHRAO POLICE PATIL,
AGE: MAJOR, OCC: AGRICULTURE,

BOTH R/O NAVADAGI-B VILLAGE,
TQ. AND DIST. KALABURAGI-585 316.
3. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.
4. THE ASSISTANT COMMISSIONER AND
LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. SHIVAKUMAR R. TENGLI, AGA FOR R3 & R4;
R1 & R2 ARE SERVED)

THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND
ACQUISITION ACT, PRAYING TO ALLOW THE APPEAL BY SETTING
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BY LEARNED I ADDL. SENIOR CIVIL JUDGE, KALABURAGI IN
L.A.C. NO.475/2013 AND ETC.



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IN MFA NO.201406/2021:

BETWEEN:

UNION OF INDIA, THROUGH
DEPUTY CHIEF ENGINEER CONSTRUCTION,
SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R. VIJAPUR, DSGI)

AND:

1. SRI. NAGENDRA S/O SUBHASH CHANDRA,
AGE: MAJOR, OCC: AGRICULTURE,
2. SRI. SHARANGOUDA
S/O SUBHASH CHANDRA,
AGE: MAJOR,

BOTH R/O NAVADAGI-B VILLAGE,
TQ. AND DIST. KALABURAGI-585 316.
3. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.
4. THE ASSISTANT COMMISSIONER
AND LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. SHIVANAND PATIL, ADVOCATE FOR R1;
SRI.SHIVAKUMAR R.TENGLI, AGA FOR R3 & R4;
R2 IS SERVED)

THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND
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IN MFA NO.201410/2021:

BETWEEN:

UNION OF INDIA, THROUGH
DEPUTY CHIEF ENGINEER CONSTRUCTION,
SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R. VIJAPUR, DSGI)

AND:

1. SMT. KALAVATI W/O SHANKRAPPA BEDSUR
SINCE DECEASED BY HER LRS,
- 1(A) SURYAKANTH S/O SHANKRAPPA BEDSUR,
AGE: 72 YEARS, OCC: RETD. SERVANT,
R/O NAVADAGI-B VILLAGE,
TQ. & DIST. KALABURAGI-585 316.
- 1(B) CHANDRAKANTH S/O SHANKRAPPA BEDSUR,
AGE: 60 YEARS, OCC: TEACHER,
R/O NAVADAGI-B VILLAGE,
TQ. & DIST. KALABURAGI-585 316.
- 1(C) SATYAVATI W/O LATE SUBHASH BEDSUR,
AGE: 67 YEARS, OCC: HOUSEHOLD,
R/O NAVADAGI-B VILLAGE,
TQ. & DIST. KALABURAGI-585 316.
- 1(D) VISHAL S/O LATE SUBHASH BEDSUR,
AGE: 32 YEARS, OCC: AGRI.,
R/O NAVADAGI-B VILLAGE,
TQ. & DIST. KALABURAGI-585 316.
- 1(E) SAGAR S/O LATE SUBHASH BEDSUR,
AGE: 30 YEARS, OCC: AGRI.,
R/O NAVADAGI-B VILLAGE,
TQ. AND DIST. KALABURAGI-585 316.



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2. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.
3. THE ASSISTANT COMMISSIONER
AND LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. SHIVANAND PATIL, ADVOCATE FOR R1;
SRI. SHIVAKUMAR R. TENGLI, AGA FOR R2 & R3)

THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND
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ASIDE THE JUDGMENT AND AWARD DATED 01.08.2019 PASSED
BY LEARNED I ADDL. SENIOR CIVIL JUDGE, KALABURAGI IN LAC
NO.469/2013 AND ETC.

IN MFA NO.201412/2021:

BETWEEN:

UNION OF INDIA, THROUGH
DEPUTY CHIEF ENGINEER CONSTRUCTION,
SOUTH CENTRAL RAILWAYS,
SECUNDRABAD (ANDHRA PRADESH),
REPRESENTED BY SENIOR SECTION ENGINEER,
CONSTRUCTION, S.C. RAILWAY, SECUNDERABAD.

...APPELLANT

(BY SRI. SUDHIRSINGH R. VIJAPUR, DSGI)

AND:

1. SRI. SANJEEVKUMAR S/O SRIMANTH RAO,
AGE: MAJOR, OCC: AGRICULTURE,
R/O NAVADAGI-B VILLAGE,
TQ. AND DIST. KALABURAGI-585 316.
2. THE DEPUTY COMMISSIONER,
KALABURAGI-585 102.



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3. THE ASSISTANT COMMISSIONER
AND LAND ACQUISITION OFFICER,
GULBARGA-585 102.

...RESPONDENTS

(BY SRI. SHIVANAND PATIL, ADVOCATE FOR R1;
SRI. SHIVAKUMAR R. TENGLI, AGA FOR R2 & R3)

THIS MFA IS FILED UNDER SECTION 54(1) OF THE LAND
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BY LEARNED I ADDL. SENIOR CIVIL JUDGE, KALABURAGI IN LAC
NO.474/2013 AND ETC.

THESE APPEALS COMING ON FOR ADMISSION THIS DAY,
JUDGMENT WAS DELIVERED THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE SURAJ GOVINDARAJ
and
HON'BLE DR. JUSTICE CHILLAKUR SUMALATHA

ORAL JUDGMENT

(PER: HON'BLE MR. JUSTICE SURAJ GOVINDARAJ)

1. The appellant - beneficiary of the acquisition namely,
South Central Railways is before this Court in all the
above matters, seeking the following reliefs:

"IN MFA NO.200355/2021:

- (i) *Call for the records in L.A.C. No.166/2014 on the
file of II Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment
and award dated 17.12.2019 passed by learned
II Addl. Senior Civil Judge, Kalaburagi in LAC
No.166/2014, in the interest of justice and equity.*



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- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.200765/2021:

- (i) *Call for the records in L.A.C. No.166/2014 on the file of II Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 17.12.2019 passed by learned II Addl. Senior Civil Judge, Kalaburagi in LAC No.136/2014, in the interest of justice and equity.*
- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.200780/2021:

- (i) *Call for the records in L.A.C. No.470/2013 on the file of I Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 01.08.2019 passed by learned I Addl. Senior Civil Judge, Kalaburagi in LAC No.470/2013, in the interest of justice and equity.*
- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.201404/2021:

- (i) *Call for the records in L.A.C. No.475/2013 on the file of I Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 01.08.2019 passed by learned I Addl. Senior Civil Judge, Kalaburagi in LAC No.475/2013, in the interest of justice and equity.*



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- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.201406/2021:

- (i) *Call for the records in L.A.C. No.473/2013 on the file of I Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 01.08.2019 passed by learned I Addl. Senior Civil Judge, Kalaburagi in LAC No.473/2013, in the interest of justice and equity.*
- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.201410/2021:

- (i) *Call for the records in L.A.C. No.469/2013 on the file of I Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 01.08.2019 passed by learned I Addl. Senior Civil Judge, Kalaburagi in LAC No.469/2013, in the interest of justice and equity.*
- (iii) *Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.*

IN MFA NO.201412/2021:

- (i) *Call for the records in L.A.C. No.474/2013 on the file of I Addl. Senior Civil Judge, Kalaburagi.*
- (ii) *Allow the appeal by setting aside the judgment and award dated 01.08.2019 passed by learned I Addl. Senior Civil Judge, Kalaburagi in LAC No.474/2013, in the interest of justice and equity.*



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(iii) Pass such other suitable orders as this Hon'ble Court deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.

2. For the purpose of laying the Bidar-Gulbarga New Railway Line, vast extent of lands were acquired between these two cities. The subject matter of the present batch of matters relates to the lands in Navadagi (K) and Navadagi (B) villages in Taluk and District Kalaburagi.
3. The Reference Court, insofar as wet lands are concerned, by taking into consideration the income from the land on account of growing of onions had calculated the value of the land to be Rs.18,00,000/- per acre and consequently insofar as dry land is concerned, had calculated the value of the land at Rs.12,00,000/-. It is challenging this valuation and compensation, that the Railways is before this Court.
4. Sri Sudhirsingh R. Vijapur, learned Deputy Solicitor General of India appearing for the Railways, contends that the Reference Court erred in adopting the capitalisation method and ought to have determined the market value based on contemporaneous sale transactions. It is submitted that certified copies of sale deeds (Exs. R4 to R14) relating to lands in Navadagi village were placed on



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record, which disclose significantly lower valuations. Reference is made to transactions wherein lands of varying extents were sold for considerations ranging from Rs.42,000/- to Rs.3,63,000/-, and even house property was sold for Rs.51,000/-. It is contended that these sale exemplars, being proximate to the acquisition period, constitute the most reliable indicator of market value and that the Reference Court, though noticing these documents, failed to assign them due weight and instead adopted an erroneous methodology, thereby inflating the compensation. His submission is that, for the lands in

- 4.1. Sy.No.66/2 measuring 20 guntas, the total consideration shown in the sale deed relating thereto was Rs.84,000/-;
- 4.2. Sy.No.7 measuring 16 guntas was sold for Rs.2,40,000/-;
- 4.3. Sy.No.35/1 measuring 02 acres was sold for Rs.42,000/-;
- 4.4. Sy.No.36 measuring 35 guntas was sold for Rs.74,000/-;



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- 4.5. Sy. No.1/1 measuring 06 acres 07 guntas and Sy.No.60/5 measuring 02 acres was sold for Rs.3,63,000/-;
- 4.6. Sy.No.36 measuring 35 guntas was sold for Rs.2,05,000/-;
- 4.7. House bearing G.P.No.2-7 consisting of 01 room, open space with plinth area of 152 Sq. ft. and open space of 676 Sq. ft. total area of 828 Sq. ft. was sold for Rs.51,000/-.
5. If these documents had been taken into consideration, the valuation would have been much lesser and as such, the compensation which has been awarded by the Reference Court is on higher side, which is required to be set aside and re-determined as per the sale valuation method on the basis of the sale deeds produced referred to above. His submission is that, when the aforesaid sale deeds had been placed on record, the Reference Court has taken note of the said sale deeds, but has not considered the valuation thereof, but has applied the capitalisation method and taken into consideration the income from the said lands, which ought not to have been taken. He thus submits that all the appeals have to be allowed.



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6. Sri. Harshavardhan R. Malipatil, learned counsel appearing for the respondents/land losers in some of the cases submits that the valuation made is lesser than the valuation which has been made for lands in the adjoining villages, in as much as on the northern side of Navadagi, Kamalapur being situate, compensation has been awarded at Rs.75.76/- per square feet amounting to Rs.33,00,109/- per acre and on the southern side, Mahagaon village being situate, compensation has been awarded at Rs.37/- per square feet totalling to Rs.16,11,720/- per acre. Thus, even if the sale value methodology is followed and the compensation as determined in respect of those lands having been satisfied by the Railways is considered, the valuation of Rs.18,00,000/- per acre for wet land is commensurate with the valuation and compensation paid in respect of lands in neighbouring villages. His submission is that, the valuation which has been made by the Reference Court by taking into account the capitalisation method is proper and correct and no interference is required to be made.
7. Sri Shivanand Patil, learned counsel appearing for the respondents/land losers in some of the other matters submits that, some of the lands belonging to



his clients though not wet lands, are dry lands and the Reference Court has rightly taken into consideration 2/3rd of the wet land valuation for the purpose of valuation of the dry land in accordance with the decision of this Court in MFA No.32520/2012 and as such, once the valuation for wet land is accepted, there cannot be any distinction or any other opinion in respect of the dry land. He thus submits that, while adopting the submission of Sri Harshavardhan R. Malipatil, no interference is required to be made in the present matter and the appeals filed by the Railways are required to be dismissed.

8. Sri Shivakumar R. Tengli, learned Additional Government Advocate appearing for the State adopted the submission of Sri Sudhirsingh R. Vijapur, learned Deputy Solicitor General of India. He further submits that, there is no independent material which has been placed by the land losers to show that they are growing onions in the property.
9. Heard Sri Sudhirsingh R. Vijapur, learned Deputy Solicitor General of India for the appellant-Railways, Sri Harshavardhan R. Malipatil and Sri Shivanand Patil, learned counsels for the claimants/land losers and Sri Shivakumar R. Tengali, learned Additional



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Government Advocate for the State in the above matters.

10. The purpose of valuation of the land is to make available just compensation to a land loser and while doing so, an endeavour is required to be made firstly by the Special Land Acquisition Officer, thereafter by the Reference Court and if an appeal is provided to the appellate Court and thereafter by this Court to make available the maximum compensation as may be permissible under law. For the purpose of carrying out such valuations, there are various methodologies which are made use of namely, the capitalization method, sale value methodology etc.
11. Be that as it may, even if multiple methodologies are available and they are pressed into service by the respective parties, it is the maximum compensation which is available under any of those methodologies which is required to be made payment of as compensation to the land losers. This being so, for the reason that the beneficiary or the acquiring authority of the land would seek to value the land at as low a price as possible, whereas the land loser would seek to value the land at a valuation as high as possible. Since it is a land loser who is losing the land, on such losing the land, the maximum value



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that is available to be paid for said land which is required to be considered.

12. In the present cases, the same is amply demonstrated by the fact of the sale methodology being resorted to by the acquiring authority and the capitalisation method being resorted to by the land loser. As per the sale value methodology, the valuation of the land over a period of 2008 to 2011 has a wide range from nearly Rs.40,000/- per acre to Rs.6,00,000/- per acre.
13. Be that as it may, the Reference Court taking into consideration that the lands are irrigated and in the said lands onions are being grown, the yield per acre was taken to be 50 quintals and the average rate of onions was considered at Rs.3,600 /-per quintal for the year 2010-2011, resulting in a income of Rs.1,80,000/- per acre as regards which 50% was reduced as cultivation costs giving a net yield of Rs.90,000/- per acre. The Reference Court taking into consideration that two crops could be achieved in a year, arrived at a total yield per year to be Rs.1,80,000/- and by applying the multiplier of 10 to arrive at the valuation of the land came to a conclusion that, the value of the wet land is Rs.18,00,000/-. There is nothing contrary there to



which has been produced by the Railways either before the Reference Court or before this Court, except only to rely on the sale value methodology before both the Courts to contend that the land is being sold at a lesser value than that determined by the Reference Court.

14. As stated *supra*, on a land being acquired, it is the compensation which is required to be paid to the land loser is to be just compensation. Just compensation would include the income from the land derived by the land loser. When the land losers were deriving an income of Rs.1,80,000/- per year, it cannot be expected that the value of the land itself is determined at lesser or equivalent to the said income from the said land.
15. Be that as it may, again as stated *supra*, there being nothing on record which has been produced by the Railways to counter the contention of the land losers that they were growing onions and the income was as stated *supra*, we are of the considered opinion that, once again it cannot be agitated before this Court by the acquiring authority or the beneficiary that the compensation for the land has to be computed as per the sale value methodology and not the capitalization methodology. The Reference Court



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was free to choose any methodology which is available to make available the best compensation for the land loser. There being nothing placed on record to counter the valuation taken by the Reference Court, we do not find any merits in the above appeals.

16. Accordingly, the appeals stand dismissed.
17. The rest of the terms of the award by Reference Court are not interfered with.

**Sd/-
(SURAJ GOVINDARAJ)
JUDGE**

**Sd/-
(DR.CHILLAKUR SUMALATHA)
JUDGE**

LG
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CT:SI