



IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

104

CWP No.10907 of 2023 (O&M)
Date of Decision:11.05.2026

HARYANA SHEHRI VIKAS PRADHIKARAN, GURUGRAM THROUGH ITS
ADMINISTRATORPetitioner

Vs

LAND ACQUISITION COLLECTOR, URBAN ESTATE, HARYANA AND ORS.
....Respondents

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Shivendra Swaroop, Advocate and
Mr. Siddhant Arora, Advocate
for the petitioner.

Ms. Komal Sharma, D.A.G., Haryana.

Mr. Sandeep Sharma, Advocate
for respondent No.2.

HARKESH MANUJA, J. (Oral)

[1]. By way of present writ petition, challenge has been laid to the order dated 28.08.2020 passed by the Land Acquisition Collector, Urban Estates Haryana, Gurugram, whereby the application preferred under Section 28-A of the Land Acquisition Act, 1894 (for short 'the 1894 Act') at the instance of the respondent No.2/landowner was allowed.

[2]. In the given facts, certain land, situated within the revenue estate of village Choma, Tehsil and District Gurugram was acquired vide notifications dated 25.01.2008 and 18.03.2008 issued under Sections 4 and 6 of the 1894 Act, respectively followed by passing of Award dated 23.12.2009 by the Land Acquisition Collector.



[3]. Being aggrieved, certain landowners sought reference under Section 18 of the Land Acquisition Act, 1894, whereby the market value was enhanced to ₹1,84,00,000/- per acre vide award dated 30.07.2013. Still aggrieved, upon Regular First Appeals preferred by the landowners, the compensation was further enhanced to ₹4,78,05,588/- per acre, which, however, came to be reduced to ₹4,06,34,750/- per acre by the Hon'ble Apex Court in *SLP (Civil Appeal) No. 11814-11864 of 2017* preferred by the petitioner, vide judgment dated 05.09.2017.

[4]. In the interregnum, Respondent No. 2 also sought a reference under Section 18 of the Act of 1894; however, the same was dismissed on merits by the learned Reference Court vide order dated 11.08.2014. In the meanwhile, in references preferred by certain other landowners arising out of the same acquisition proceedings, the learned Reference Court, vide award dated 01.10.2019, re-assessed the market value at ₹4,06,34,750/- per acre in consonance with the determination made by the Hon'ble Supreme Court. Relying thereupon, respondent No. 2/landowner preferred a petition under Section 28-A of the Act of 1894, which came to be allowed by the Land Acquisition Collector vide order dated 28.08.2020. Hence, the present writ petition.

[5]. A perusal of the record would show that simultaneously respondent No.2/landowner challenged validity of award dated 11.08.2014 passed by the LAC having filed RFA No.3424 of 2015 which was though initially dismissed as withdrawn vide order dated 22.02.2021 in terms of order dated 28.08.2020 passed by the LAC, however later an application was preferred in the aforesaid RFA for recalling of the order dated 22.02.2021 which was allowed vide order dated 15.09.2025 besides determining the rights of the parties on merits as well and



respondent No.2 was held entitled to award of market value of Rs.4,06,34,750/- per acre.

[6]. It has been informed by learned counsel for respondent No.2 that against the order dated 15.09.2025 passed by this Court, SLP preferred at the instance of the petitioner stands dismissed, thereby upholding the same.

[7]. In such circumstances, the award of market value of Rs.4,06,34,750/- per acre in favour of respondent No.2 stands finalized and approved. Accordingly, respondent No.2 shall remain entitled for award of market value @ Rs.4,06,34,750/- per acre along with other benefits in terms of order dated 15.09.2025 passed in RFA No.3424 of 2015.

[8]. In view of above, the present writ petition is disposed of. Pending application(s), if any shall also stand disposed of.

May 11, 2026

Atik

**(HARKESH MANUJA)
JUDGE**

Whether speaking/reasoned

Yes/No

Whether reportable

Yes/No