CNR No: PHHC011174112024
2026:PHHC:114134

RFA-787-2024

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

****

245

Date of Decision: 18.08.2026

1. RFA-787-2024

SANTOSH RANI ALIAS SANTOSH DEVI

…Appellant

Versus

STATE OF HARYANA AND ANOTHER

…Respondents

And

Sr. No.	Case No.	Appellant(s)	Respondent(s)
2.	RFA-763-2024	GURDEEP ALIAS GURDEEP SINGH	STATE OF HARYANA & ANOTHER
3.	RFA-765-2024	NARESH PAL & OTHERS	STATE OF HARYANA & ANOTHER
4.	RFA-767-2024	JOGINDRO DEVI	STATE OF HARYANA & ANOTHER
5.	RFA-768-2024	SURESH PAL & OTHERS	STATE OF HARYANA & ANOTHER
6.	RFA-770-2024	BEENA SINGLA ALIAS VEENA	STATE OF HARYANA & ANOTHER
7.	RFA-774-2024	RAJIV KUMAR	STATE OF HARYANA & ANOTHER
8.	RFA-775-2024	MAN SINGH	STATE OF HARYANA & ANOTHER
9.	RFA-776-2024	VIKRAM SINGH & ANOTHER	STATE OF HARYANA & ANOTHER
10.	RFA-778-2024	NAIB SINGH	STATE OF HARYANA & ANOTHER
11.	RFA-779-2024	RAJINDER SINGH	STATE OF HARYANA & ANOTHER
12.	RFA-780-2024	BALJINDER SINGH	STATE OF HARYANA & ANOTHER
13.	RFA-781-2024	AJMER SINGH	STATE OF HARYANA & ANOTHER
14.	RFA-791-2024	SAHAB SINGH & OTHERS	STATE OF HARYANA & ANOTHER
15.	RFA-783-2024	SUDESH	STATE OF HARYANA & ANOTHER
16.	RFA-784-2024	SALINDER SINGH ALIAS SALINDER KUMAR & ANOTHER	STATE OF HARYANA & ANOTHER
17.	RFA-785-2024	BARKHA RAM	STATE OF HARYANA & ANOTHER
18.	RFA-788-2024	MAM KAUR	STATE OF HARYANA & ANOTHER
19.	RFA-790-2024	MAYA RAM	STATE OF HARYANA & ANOTHER
20.	RFA-792-2024	SUMAN LATA ALIAS SUMAN MANGLA	STATE OF HARYANA & ANOTHER
21.	RFA-793-2024	AMIT KUMAR @ AMIT BANSAL	STATE OF HARYANA & ANOTHER
22.	RFA-795-2024	PHOOLA RANI	STATE OF HARYANA & ANOTHER
23.	RFA-796-2024	NEERAJ KUMAR ALIAS NEERAJ BANSAL	STATE OF HARYANA & ANOTHER
24.	RFA-798-2024	SUBHAM ALIAS SHUBHAM SINGH	STATE OF HARYANA & ANOTHER
25.	RFA-800-2024	GULAB SINGH & OTHERS	STATE OF HARYANA & ANOTHER
26.	RFA-819-2024	NARESH PAL	STATE OF HARYANA & ANOTHER
27.	RFA-825-2024	SURAJ BHAN & OTHERS	STATE OF HARYANA & ANOTHER
28.	RFA-837-2024 (O&M)	BALWINDER SINGH & ANOTHER	STATE OF HARYANA & ANOTHER
29.	RFA-838-2024	ASHOK KUMAR	STATE OF HARYANA & ANOTHER
30.	RFA-844-2024	HARDEEP KAUR	STATE OF HARYANA & ANOTHER
31.	RFA-936-2024	MAINA WATI ALIAS MAINA DEVI	STATE OF HARYANA & ANOTHER

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32.	RFA-948-2024	SANKIT KUMAR	STATE OF HARYANA & ANOTHER
33.	RFA-1065-2024 (O&M)	KEHAR SINGH NOW DECEASED THROUGH HIS LRS	STATE OF HARYANA & OTHERS
34.	RFA-103-2025 (O&M)	STATE OF HARYANA & ANOTHER	BEENA SINGLA
35.	RFA-231-2025 (O&M)	STATE OF HARYANA & ANOTHER	JOGINDRO DEVI
36.	RFA-239-2025 (O&M)	STATE OF HARYANA & ANOTHER	MAM KAUR
37.	RFA-238-2025 (O&M)	STATE OF HARYANA & ANOTHER	ASHOK KUMAR
38.	RFA-237-2025 (O&M)	STATE OF HARYANA & ANOTHER	AJMER SINGH
39.	RFA-235-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUDHA RANI
40.	RFA-234-2025 (O&M)	STATE OF HARYANA & ANOTHER	SURINDER PAL KAUR
41.	RFA-233-2025 (O&M)	STATE OF HARYANA & ANOTHER	PARVINDER KAUR
42.	RFA-232-2025 (O&M)	STATE OF HARYANA & OTHERS	PHOOLA RANI
43.	RFA-349-2025 (O&M)	STATE OF HARYANA & ANOTHER	VIKRAM SINGH & ANOTHER
44.	RFA-350-2025 (O&M)	STATE OF HARYANA & ANOTHER	NARESH PAL & OTHERS
45.	RFA-351-2025 (O&M)	STATE OF HARYANA & ANOTHER	SAHAB SINGH & OTHERS
46.	RFA-353-2025 (O&M)	STATE OF HARYANA & ANOTHER	BALVINDER SINGH & ANOTHER
47.	RFA-355-2025 (O&M)	STATE OF HARYANA & ANOTHER	SURESH PAL & OTHERS
48.	RFA-358-2025 (O&M)	STATE OF HAYRANA & ANOTHER	AMIT KUMAR MINOR THROUGH HIS FATHER JITENDER KUMAR
49.	RFA-268-2025 (O&M)	STATE OF HARYANA & ANOTHER	BALJEET KAUR
50.	RFA-269-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUDESH GUPTA
51.	RFA-270-2025 (O&M)	STATE OF HARYANA & ANOTHER	SANTOSH RANI
52.	RFA-271-2025 (O&M)	STATE OF HARYANA & ANOTHER	NISHA DEVI
53.	RFA-276-2025 (O&M)	STATE OF HARYANA & ANOTHER	RAKSHA GUPTA
54.	RFA-277-2025 (O&M)	STATE OF HARYANA & ANOTHER	SURAJ BHAN & OTHERS
55.	RFA-308-2025 (O&M)	STATE OF HARYANA & ANOTHER	KEHAR SINGH SINCE DECEASED NOW REPRESENTED BY HIS LRS
56.	RFA-331-2025 (O&M)	STATE OF HARYANA & ANOTHER	SALINDER KUMAR & ANOTHER
57.	RFA-332-2025 (O&M)	STATE OF HARYANA & ANOTHER	BALVINDER KAUR
58.	RFA-333-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUMIT KUMAR
59.	RFA-335-2025 (O&M)	STATE OF HARYANA & ANOTHER	GULAB SINGH & OTHERS
60.	RFA-378-2025 (O&M)	STATE OF HARYANA & ANOTHER	NAIB SINGH
61.	RFA-379-2025 (O&M)	STATE OF HARYANA & ANOTHER	MAN SINGH
62.	RFA-380-2025 (O&M)	STATE OF HARYANA & ANOTHER	SHALINI
63.	RFA-381-2025 (O&M)	STATE OF HARYANA & ANOTHER	KAMLESH
64.	RFA-382-2025 (O&M)	STATE OF HARYANA & ANOTHER	RAJIV KUMAR
65.	RFA-383-2025 (O&M)	STATE OF HARYANA & ANOTHER	RACHNA RANI
66.	RFA-384-2025 (O&M)	STATE OF HARYANA & ANOTHER	MAYA RAM
67.	RFA-385-2025 (O&M)	STATE OF HARYANA & ANOTHER	MAINA WATI
68.	RFA-386-2025 (O&M)	STATE OF HARYANA & ANOTHER	HARDEEP KAUR
69.	RFA-387-2025 (O&M)	STATE OF HARYANA & ANOTHER	GURDEEP SINGH
70.	RFA-388-2025 (O&M)	STATE OF HARYANA & ANOTHER	BARKHA RAM
71.	RFA-389-2025 (O&M)	STATE OF HARYANA & ANOTHER	NARESH PAL
72.	RFA-390-2025 (O&M)	STATE OF HARYANA & ANOTHER	RAJINDER SINGH
73.	RFA-391-2025 (O&M)	STATE OF HARYANA & ANOTHER	HARPREET KAUR
74.	RFA-402-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUMAN LATA
75.	RFA-422-2025 (O&M)	STATE OF HARYANA & ANOTHER	SANKIT KUMAR
76.	RFA-425-2025 (O&M)	STATE OF HARYANA & ANOTHER	GURBAKSH KAUR
77.	RFA-427-2025 (O&M)	STATE OF HARYANA & ANOTHER	SARAVJEET KAUR
78.	RFA-428-2025 (O&M)	STATE OF HARYANA & ANOTHER	GAURAV SINGLA

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79.	RFA-429-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUBHAM
80.	RFA-430-2025 (O&M)	STATE OF HARYANA & ANOTHER	NEERAJ KUMAR
81.	RFA-431-2025 (O&M)	STATE OF HARYANA & ANOTHER	SUDHA RANI
82.	RFA-432-2025 (O&M)	STATE OF HARYANA & ANOTHER	BALJINDER SINGH
83.	RFA-434-2025 (O&M)	STATE OF HARYANA & ANOTHER	PARBODH BALA
84.	RFA-435-2025 (O&M)	STATE OF HARYANA & ANOTHER	SURJEET KAUR
85.	RFA-539-2025 (O&M)	STATE OF HARYANA & ANOTHER	VIDYA DEVI

CORAM: HON'BLE MR. JUSTICE JAGMOHAN BANSAL

Present:- Mr. Vikram Singh, Advocate with
Mr. Ishnoor Singh Bains, Advocate,
Mr. Yuvraj Garg, Advocate and
Mr. Jai Bhardwaj, Advocate for appellant(s)-landowners

Mr. Abhinash Jain, Additional Advocate General, Haryana
With Mr. Abhishek Yadav, DAG, Haryana

***

JAGMOHAN BANSAL, J. (ORAL)

1. These appeals are directed against awards passed by the Reference Court. The landowners are claiming that assessed market value needs to be enhanced and State is claiming otherwise. Tabulated details of the assessment made till date read as: -

Date of notification under Section 4	12.10.2012
Date of notification under Section 6	05.07.2013
Purpose of acquisition	Establishing Mini Secretariat and Judicial Complex at Bilaspur (Yamuna Nagar)
Location	Tehsil -Bilaspur District - Yamuna Nagar
Area	95 Kanals 09 Marlas
Date of order of Collector (LAC)	20.06.2015
Market value as per LAC (per acre)	₹20,00,000/-
Date of Reference Court (RC) order	16.07.2024
Market value as per RC (per acre)	₹80,77,040/-

2. As common issues are involved in the captioned appeals filed by landowners as well as State, with the consent of both sides, the same are

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hereby disposed of by this common order. For the sake of brevity and convenience, facts are borrowed from ***RFA-787-2024***.

3. The appellant-landowner is seeking setting aside of award dated 16.07.2024 whereby learned Additional District Judge, Yamuna Nagar at Jagadhri (hereinafter called as 'Reference Court') has not awarded claimed amount of compensation.

4. Learned counsel for the parties are *ad idem* that delay in filing any appeal which is part of present bunch may be condoned. Accordingly, delay, if any, in any case, stands condoned. It is clarified that appellants-landowners shall not be entitled to interest for the delayed period.

5. Learned counsel for the appellants-landowners submits that Reference Court has wrongly applied multiplier of 1 whereas it should be 1.5. The shortest/crow fly distance between the acquired land and outer boundary of nearest municipality i.e. Jagadhri is more than 10 Kms and as per notification dated 23.01.2018 issued by the State of Haryana, multiplier of 1.5 is applicable where distance of acquired land from municipal limit is more than 10 Kms.

6. *Per contra,* learned State counsel submits that as per notification dated 04.12.2014, multiplier of 1 is applicable in case of land situated in rural area.

7. On being confronted with order dated 02.07.2026 passed in *RFA-366-2025*, learned State counsel expressed his inability to controvert that notification dated 23.01.2018 is applicable. He fairly conceded that as per communication dated 17.08.2026 received from Sub Divisional

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Magistrate as well as goggle map, distance between acquired land and municipal limit is more than 10 Kms.

8. In the wake of order dated 02.07.2026 passed by this Court and statement of learned State counsel, it is hereby held that Reference Court has wrongly applied multiplier of 1 instead of 1.5.

9. With respect to market value, learned State counsel submits that as per judgment of this Court in "***State of Haryana Vs. Rajbir***", ***Law Finder Doc Id # 1980908***, the cut of date for determining market value cannot be 01.01.2014. In the present case, notification under Section 4 was issued on 12.10.2012, thus, sale deeds executed after October' 2012 cannot be considered. The Reference Court has wrongly relied upon sale deeds which comprised commercial property which is evident from the size of plot. Most of the sale deeds comprised plot of less than 100 sq. yards.

10. Learned counsel for the appellants-landowners during the previous hearings submitted that sale deeds comprising commercial property may be ignored, however, sale deeds of 2012 should be considered. Sale deeds of 2013, keeping in mind judgment of this Court in ***Rajbir (supra)*** may be ignored. A coordinate bench of this Court in "***Krishan Singh Vs. State of Punjab***", ***2024(3) RCR (Civil) 57*** has held that 01.01.2014 is cut of date for determining market value.

11. On the previous date, learned counsel for the parties were orally directed to prepare chart of sale deeds with respect to residential and agricultural property. They were also asked to consider sale deeds of 2010, 2011 & 2012.

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12. Learned State counsel has prepared a chart (Annexure 'A') dated 18.08.2026 comprising sale deeds of Village in question i.e. Chanda Kheri where land involved was either agricultural or residential. The same is taken on record. Registry is directed to tag the same at an appropriate place.

13. As on day, two opinions of two different benches of this Court are available. As per first opinion, 01.01.2014 should not be considered as cut of date and date of notification under Section 4 should be considered as cut of date. As per second opinion, 01.01.2014 should be considered as cut of date. In the case in hand, the matter was remanded to Reference Court to redetermine market price by applying Section 26 of Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Re-settlement Act, 2013 (for short '2013 Act'), however, considering date of notification under Section 4 of 1894 Act as cut of date. The Reference Court has considered sale deeds executed prior to date of notification under Section 4. The Reference Court has considered sale deeds executed during 2009-11 irrespective of type of land. Almost all the sale deeds submitted by landowners comprise very small pieces of land and nature of property is commercial. A tabulated chart prepared and considered by Reference Court is reproduced as below: -

Exhibit	Sale deed(s) No. & date	Location of the land	Area of land	Nature of property	Amount of sale	Proportionate cost per Acre
Ex.P20	1963 dt. 08.10.2009	Kapal Mochan road, Bilaspur	80 Sq. yards	Commercial & residential	Rs.5,00,000/-	Rs.3,52,17,391/-
Ex.P22	2075 dt. 05.11.2009	Kapal Mochan road, Bilaspur	66.11 Sq. yards	Commercial	Rs.3,06,000/-	Rs.2,42,00,000/-
Ex.P23	2197 dt. 18.11.2009	Iqbal Colony, Bilaspur	30 Sq. yards	Commercial	Rs.1,50,000/-	Rs.2,40,00,000/-

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Ex.P24	2502 dt. 17.12.2009	Main Bazar, Bilaspur	36.6 Sq. yards	Commercial	Rs.2,20,000/-	Rs.2,90,42,896/-
Ex.P25	1958 dt. 08.10.2009	Bilaspur	33.33 Sq. yards	Commercial	Rs.1,50,000/-	Rs.2,17,80,000/-
Ex.P28	310 dt. 10.05.2010	Main Bazar, Bilaspur	166.66 Sq. yards	Commercial	Rs.25,50,000/-	Rs.3,19,44,000/-
Ex.P30	2561 dt. 28.07.2011	Village Chanda Kheri	190 Sq. yards	Commercial	Rs.13,70,000/-	Rs.3,48,98,947/-
Ex.P31	727 dt. 16.06.2010	Village Chanda Kheri	56 Sq. yards	Residential	Rs.2,52,000/-	Rs.2,17,80,000/-
Ex.P32	469 dt. 24.05.2010	Village Chanda Kheri	64.5 Sq. yards	Commercial	Rs.2,91,000/-	Rs.2,32,80,000/-
Ex.P34	2945 dt. 30.03.2011	Village Chanda Kheri	133.33 Sq. yards	Residential	Rs.3,30,000/-	Rs.1,19,79,299/-
Ex.P38	5647 dt. 09.12.2011	Village Chanda Kheri	72 Sq. yards	Commercial	Rs.5,20,000/-	Rs.4,16,00,000/-
Ex.P39	4186 dt. 25.08.2011	Bilaspur	518 Sq. yards	Residential	Rs.25,00,000/-	Rs.2,33,59,073/-

14. From the perusal of above table, it is evident that Reference Court has considered sale deeds which were comprising commercial property and size of plot was very small. As per Section 26 of 2013 Act, average sale price of similar type of land situated in the nearest vicinity area has to be considered. The land acquired was agricultural and purpose of acquisition was to construct Mini Secretariat. The landowners have submitted sale deeds of very small plots, however, few sale deeds comprised land which formed part of acquired land. As per Section 26(1)(b) of 2013 Act, average sale price of three preceding years has to be considered. If 01.01.2014 is considered as cut of date and 2013 is excluded, sale deeds of 2010, 2011 & 2012 can be considered. If date of notification under Section 4 is considered as cut of date, the sale deeds executed upto 12.10.2012 can be considered. The Reference Court has considered sale deeds comprising

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commercial property whereas acquired land was agricultural. Commercial property cannot be considered as similar type of land though may be situated in the nearest village or nearest vicinity. The sale deeds comprising land which formed part of acquired land are bound to be considered. The Reference Court was not having opportunity to consider sale deeds of agricultural and residential area. As per Section 26 of 2013 Act, sale deeds of 3 years preceding the year of acquisition have to be considered. To maintain a balance and protect interest of both sides, this Court finds it appropriate to consider sale deeds of 2010, 2011 & 2012. As noticed hereinabove, the State has prepared chart comprising sale deed of 2010, 2011 & 2012. All the sale deeds relate either to agricultural or residential property. The tabulated details of sale deeds submitted by State read as: -

Village: - Chanda Kheri						
Sr. No.	**Exhibit**	**Date**	**Area**	**Type of property**	**Kila No.**	**Per Acres**
1.	P-29	23/02/2010	445 Sq. yard	Residential	17//11/2, 12/1, 13/1	Rs.48,40,000/-
2.	P-33	08/04/2010	203 Sq. yard	Residential	15//2, 15//9	Rs.53,28,768/-
3.	P-36	08/07/2010	300 Sq. yard	Residential	11//6, 14, 15/2, 12//7/1, 9, 12//10, 11, 12, 13, 14, 15/1, 11//16/1, 12//16, 17, 18, 19, 20, 20//23/2, 24, 20//25/1, 25//3, 4, 5, 8 मिन, 6, 7, 23//16, 24//19, 20, 23//15, 24//9, 10, 11, 12	Rs.24,20,000/-
4.	P-07	14/01/2011	452 Sq. yard	Residential	15//2, 9	Rs.1,25,84,000/-
5.	P-34	30/03/2011	133.33 Sq. yard	Residential	15//14/1	Rs.1,19,79,299/-
6.	D-9 (A-1)	03/06/2011	1K-18M	Agriculture	8//9, 11/1, 12/1, 12/2, 13/2, 14/2	Rs.12,04,211/-
7.	D-10 (A-2)	10/10/2011	8K-10M	Agriculture	28//19, 20, 21, 22, 24, 29//2, 4 मिन शुमाल, 5 मिन शुमाल, 9/2, 10, 29//4 मिन जनूब, 5 मिन जनूब, 6/1, 6/2, 7, 8, 9/1, 14/2, 15	Rs.12,04,706/-
8.	D-11 (A-3)	31/10/2011	8K-0M	Agriculture	28//19, 20, 21, 22, 24, 29//2, 4 मिन शुमाल, 5 मिन शुमाल, 9/2, 10, 29//4 मिन जनूब, 5 मिन जनूब, 6/1, 6/2, 7, 8, 9/1, 14/2, 15	Rs.12,05,000/-
9.	D-12 (A-4)	13/03/2012	1K-18M	Agriculture	8//9, 11/1, 12/1, 12/2, 13/2, 14/2	Rs.12,63,158/-

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10.	P-09	13/06/2012	205 Sq. yard	Residential	28//19, 21, 22, 24, 29//2, 4 min, 5 min, 9/2, 10, 29//4 min, 5 min, 6/1, 6/2, 7, 8, 9/1, 14/2, 15	Rs.97,18,518/-
11.	P-04	25/06/2012	216.66 Sq. yard	Residential	28//19, 20, 21, 22, 24, 29//2, 5 min, 9/2, 10, 29//4 min.5 min, 6/1, 6/2, 7, 8, 9/1, 14, 15	Rs.99,20,000/-
12.	P-05	25/06/2012	0K-7M-0S	Residential	28//19, 20, 21, 22, 24, 29//2, 5 min, 9/2, 10, 29//4 min.5 min, 6/1, 6/2, 7, 8, 9/1, 14, 15	Rs.99,20,000/-
13.	P-08	23/07/2012	227.5 Sq. yard	Residential	28//19, 20, 21, 22, 24, 29//2, 5 min, 4 min, 29//9/2, 10, 29//4 min.5 min, 6/1, 29//6/2, 7, 8, 9/1, 14/2, 15	Rs.96,80,000/-
14.	P-11	14/08/2012	200 Sq. yard	Residential	28//19, 20, 21, 22, 24, 29//2, 4 min, 5 min, 9/2, 4 min, 9/2, 10, 4 min, 5 min, 6/1, 6/2, 7, 8, 9/1, 14/2, 15	Rs.98,46,153/-
15.	P-10	10/09/2012	266.66 Sq. yard	Residential	28//19, 20, 21, 22, 24, 29//2, 4 min, 5 min, 9/2, 4 min, 9/2, 10, 4 min, 5 min, 6/1, 6/2, 7, 8, 9/1, 14/2, 15	Rs.94,93,333/-
16.	P-06	02/11/2012	206.22 Sq. yard	Residential	28//19, 20, 21, 22, 24, 29//2, 5 min, 9/2, 10, 29//4 min.5 min, 6/1, 6/2, 7, 8, 9/1, 14, 15	Rs.97,89,629/-
17.	D-13 (A-5)	30/11/2012	4A-19M	Agriculture	21//25, 27//17/1/2, 21//6/2, 7, 14, 15/1, 21//17/1/1	Rs.20,00,000/-

15. It is not disputed by learned State counsel that lands comprised in sale deeds Exhibits P-4, P-5, P-6, P-8, P-9, P-10 & P-11 are forming part of acquired land. It is settled law that sale deeds forming part of acquired land are best piece of evidence. Learned State counsel has raised doubt about genuineness of aforesaid sale deeds. He is not disputing execution of aforesaid sale deeds, however, is claiming that same property has been firstly sold and thereafter purchased by same persons. A perusal of Kila number and area comprised in aforesaid sale deeds reveals that partial Kila numbers are same and partial are different. Larger pieces of land are purchased and thereafter small plots are sold. On being asked, learned State counsel expressed his inability to controvert that revenue authorities have never raised doubt about transactions made in aforesaid sale deeds. No sale deed was impounded alleging short payment of stamp duty. There is further no

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evidence on record disclosing that any authority including Income Tax Department has initiated proceedings against any vendor or vendee alleging clandestine/fictitious transactions. In these circumstances, it would not be justified to ignore aforesaid sale deeds.

16. Learned counsel for appellants-landowners fairly conceded that sale deeds produced by State may be considered and average of all the sale deeds of 3 years may be considered as market price. As per Explanation 2 of Section 26(1) of 2013 Act, one half of the total number of sale deeds in which highest sale price has been mentioned should be taken into account. In view of statement of learned counsel for appellant-landowners, the sale deeds of 2010, 2011 & 2012 produced by State as well as landowners comprising agricultural or residential property are collectively considered. Average of all the sale deeds to avoid cut as permissible by Explanation 4 of Section 26(1) of 2013 Act is calculated. This is in the interest of both sides. Principally both sides have conceded to aforesaid mode of calculation. It is apt to notice that sale deeds furnished by State are disclosing market value in the range of ₹12,00,000/- per acre whereas sale deeds produced by landowners are disclosing average market price approximately ₹95,00,000/- per acre. Average of 17 sale deeds as noticed in aforesaid table comes to ₹66,11,575/- per acre. The Reference Court has determined market value @ ₹80,77,040/- per acre, however, applied multiplier of 1. As noticed above, the multiplier of 1.5 is applicable.

17. In the wake of above discussion and findings, this Court is of the considered opinion that market value of the acquired land as per provisions of Section 26 of 2013 Act comes to ₹66,11,575/- per acre. The

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landowners in terms of Section 26(2) read with notification dated 23.01.2018 issued by State Government are entitled to multiplier of 1.5. Accordingly, compensation payable to landowners is assessed @ ₹99,17,362/- per acre. The landowners shall be entitled to solatium, interest and other statutory benefits on the enhanced amount of compensation.

18. The appeals filed by landowners as well as State of Haryana stand ***disposed of*** in above terms.

19. Pending Misc. application(s), if any, shall stand disposed of.

(JAGMOHAN BANSAL)
JUDGE

18.08.2026
SDK

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No

SUDEEPAK KUMAR
2026.08.19 18:13
I attest to the accuracy and
integrity of this document