



**In the High Court of Punjab and Haryana, at Chandigarh**

**Regular First Appeal No. 3216 of 2018 (O&M)  
And Other Connected Cases**

**Reserved On: 03.04.2025  
Pronounced On: 07.04.2025**

Paras Ram

... Appellant(s)

Versus

State of Haryana and Others

... Respondent(s)

**CORAM: Hon'ble Mr. Justice Anil Kshetarpal.**

Present: Mr. Dheeraj Narula, Advocate  
for the appellant(s) (RFA-3216-2018).

Dr. Amol Rattan Sidhu, Senior Advocate  
with Mr. Shiv K. Sharma, Advocate  
for the appellant(s) (In RFA-535-2019).

Mr. S.K.Jain, Mr. Deepak Jain, Mr. Akshay Jain,  
Mr. Gunjeet Brar and Mr. Sukhbir Brar, Advocates  
for the appellant(s) (In RFA-1336-2018, RFA-3872-2018  
to RFA-3891-2018, RFA-3894-2018 to RFA-3906-2018,  
RFA-12-2020 and RFA-16-2020).

Ms. Maanvi Arora, Advocate  
for Mr. Rakesh Gupta, Advocate,  
for the appellants (In RFA-4044-2018 to RFA-4047-2018)  
and for the respondent(s) (In RFA-997-2019, RFA-1123-2019,  
and RFA-1220-2019).

Mr. Shoaib Khan, Advocate  
for the appellant(s) (In RFA-3432-2018 to RFA-3434-2018).

Ms. Safia Gupta, Assistant Advocate General, Haryana.

**Anil Kshetarpal, J.**

**1. Brief Facts of the Case**

1.1 With the consent of the learned counsel representing the parties,

a batch of 170 appeals (details whereof are given at the foot of the judgment) shall stand disposed of by this judgment.

1.2 This Court has been called upon to assess the market value of the acquired land on 21.05.2010 under the provisions of the Land Acquisition Act, 1894 (hereinafter referred to as “the 1894 Act”).

1.3 The relevant and necessary details of the acquisition are as under:-

<b>S.No.</b>	<b>Date</b>	<b>Particulars</b>
1.	21.05.2010	Notification under Sections 4 of the Land Acquisition Act, 1894 (hereinafter referred to as “the 1894 Act”) was issued proposing to acquire the land for development of the residential, commercial, sector road, green belt, Sector 10, Dabwali.
2.	20.05.2011	Declaration under Section 6 of the 1894 Act was issued.
3.	15.05.2013	The Land Acquisition Collector (hereinafter referred to as “the LAC”) offered to pay ₹60,00,000/- per acre for the land falling on the National Highway upto the depth of 2 acres and ₹40,00,000/- per acre for all other kinds of land. ₹34,82,248/- was awarded for structures/buildings and tube-wells, whereas ₹9,93,992/- was awarded for trees.
4.	16.03.2018 and 06.10.2018	The Reference Court (hereinafter referred to as “the RC”) assessed the market value of the acquired land at the uniform rate of ₹1,393/- per square yard i.e. ₹67,42,120/- per acre.

1.4 These cross-appeals have been filed by the landowners as well as the State of Haryana.

1.5 The landowners claim that the acquired land adjoining Dabwali City and has significant potential for being used for commercial purpose particularly the area abutting the national highway. Consequently, the market value of the land adjoining the national highway is not less than ₹10,00,00,000/- (Rupees Ten Crore) per acre. It is also claimed that there are showrooms, schools, shops, residential colonies, namely Rajiv Colony,

Gugamari Colony, Indira Nagar, Chauhan Nagar, Dhaliwal Nagar, Office & the residential colony of Dakshin Haryana Bijli Vitran Nigam, Petrol Pump, government offices are also located in the said vicinity.

1.6 Per contra, the State of Haryana claims that as per classification, the LAC has already awarded the proper and reasonable compensation and hence, there is no scope for enhancement.

**2. Evidence Adduced**

2.1 In fact, the RC decided the cases in two different batches. The first batch was decided on 16.03.2018. In the oral evidence, the landowners examined the following witnesses:-

<b>Sr. No.</b>	<b>Witness Number</b>	<b>Name of the Witness</b>
1.	PW. 1/PW.9	Hari Parkash, Architect
2.	PW. 2	Hardeep Kaur
3.	PW. 3	Janak Raj
4.	PW. 4	Pala Ram, ALM, DHBVNL Dabwali
5.	PW. 5	Sukhdev Singh
6.	PW. 6	Kitab Singh, JE, Office of Town Planner, Sirsa
7.	PW. 7	Jagroop Singh
8.	PW. 8	Amritpal Singh
9.	PW. 9	Sukhbir Singh
10.	PW. 10	Sonika Rani
11.	PW. 11	Jagseer Singh
12.	PW. 12	Darshan Kumar
13.	PW. 13	Jagseer Singh
14.	PW. 14	Tajinder Singh
15.	PW. 15	Balkaran Singh
16.	PW. 16	Harcharan Singh
17.	PW. 17	Girdhari Lal
18.	PW. 18	Chhinder Singh
19.	PW. 19	Parveen Rani
20.	PW. 20	Ashwani Kumar
21.	PW. 21	Bhagwant Singh

<b>Sr. No.</b>	<b>Witness Number</b>	<b>Name of the Witness</b>
22.	PW. 22	Sukhdev Singh
23.	PW. 23	Randhir Singh
24.	PW. 24	Bhim Sain
25.	PW. 25	Narender Kumar, Lambardar
26.	PW. 26	Hari Ram, RC of the office of Sub Registrar, Dabwali
27.	PW. 27	Tara Chand Sharma, Advocate
28.	PW. 29	Vikas Singla

2.2 In documentary evidence, the landowners have also produced the following documents:

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
1.	Ex.P1	Copy of Sizra of area of Mandi Dabwali
2.	Ex.D1	Letter no.471 dated 13.3.2014 regarding renewal of License of Architect of the year 2014
3.	Ex.R1	Photo copy of Award No. 2 dated 15.5.2013
4.	Ex.PW.4/A & Ex.PW.4/B	Photo copies of list of consumers of DHBVNL
5.	Ex.PW.4/C to Ex.PW.4/F	Electricity bills.
6.	Ex.PW.6/A & Ex.PW.6/B	Attested copies of Aks Sizra of village Dabwali
7.	Ex.PW.7/D	Certified copy of mutation no. 8541 of village Dabwali.
8.	Ex.PW.9/1 to Ex.PW.9/3	Photographs
9.	Ex.PW.9/4	Certified copy of jamababdi for the years 2007-2008
10.	Ex.PW.9/5	Valuation report.
11.	Ex.PW.9/6	Copy of Site plan
12.	Ex.PW.9/7	Valuation report.
13.	Ex.PW.9/8	site plan
14.	Ex.PW.9/9	Photo copy of jamabandi for the years 2012-2013
15.	Ex.PW.9/10	Evaluation report of valuation of immovable property.
16.	Ex.PW.9/11	Photographs
17.	Ex.PW.9/12	Site plan
18.	Ex.PW.9/13	Certified copy of jamabandi for the years

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
		2012-2013
19.	Ex.PW.9/14	Valuation report.
20.	Ex.PW.9/15	Site plan
21.	Ex.PW.9/16	Photo copy of jamabandi for the years 2012-2013
22.	Ex.PW.9/17 to Ex.PW.9/19	Photographs
23.	Ex.PW.9/20	Valuation report.
24.	Ex.PW.9/21	Site plan
25.	Ex.PW.13/D	Photo copy of Award dated 11.4.2009
26.	Ex.PW.15/B	Copy of khasra girdawari of village Dabwali for the years 2010
27.	Ex.PW.18/1	Photo copy of Mulkhtiar -a-aam executed by Smt. Pushpa Devi
28.	Ex.PW.18/2	Photo copy of Mulkhtiar-a-aam of Usha Rani
29.	Ex.PW.18/3	Photo copy of Mukhtiara nama executed by Pardeep Kumar.
30.	Ex.PW.18/8 to Ex.PW/18/10	Photo copy of collector rate
31.	Ex.PW.18/11	Photo copies of collector rate
32.	Ex.PW.18/12	Aks Sizra
33.	Ex.P1 & Ex.P2	Photo copy of electricity bill
34.	Ex.P2 to Ex.P12	Form J issued by M/s Surajmal Suresh Kumar
35.	Ex.P 13	Photo copy of application ofobjection raised against notification
36.	Ex.P 14	Postal receipt.
37.	Ex.P 15	Photo copy of application for compensation mode by Vidhya Devi
38.	Ex.P16	Certified copy of Aks Sizra
39.	Ex.PW.26/A	Photo copy of Will executed by Vidhay Devi
40.	Ex.PW.27/A	Entries of register maintained by deed wrioter
41.	Ex.PX	Certified copy of Judgment dated 12.4.2016 passed by the Hon'ble High Court.
42.	Ex.PW.29/B	Death Certificate
43.	Ex.PW.29/C	PAN Card.
44.	Ex.PW.29/D	Voter card and PAN card of Vidhay Devi
45.	Ex.PW.29/E to Ex.PW.29/H	Photographs
46.	Ex.PW.29/X	Photo copy of Mark sheet of Vikas Singla
47.	Ex.PW.29/Y	Pass Certificate
48.	Ex.PW.29/Z	Photo copy of statement of marks.
49.	Ex.PA1 & Ex.PA/2	Photo copy of Aks Sizra

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
50.	Ex.PA3	Photostat copy of akash sizra of village Dabwali,
51.	Ex.PA4	Certified copy of jamabandi for the years 2012-2013
52.	Ex.PA5 and Ex.PA6	Photo copy Gaz.of office of the Town Planner
53.	Ex.PA7	Photo copy of Roznamcha of village Dabwali
54.	Ex.PA8	Photo copy of award No. 2 dated 15.5.2013
55.	Ex.PA9 to Ex.PA12	Postal receipt.
56.	Ex.PA13	Objection u/s 5 A
57.	Ex.PA14	Valuation report.
58.	Ex.PA15 to Ex.PA17	Corbon copy of receipt issued by office of M.C. Dabwali
59.	Ex.PA18	Photo copy of Aks Sizra
60.	Ex.PA19 to Ex.PA22	Photographs
61.	Ex.PA23	Certified copy of Aks Sizra
62.	Ex.PA24	Photostat copy of jamabandi for the years 2012-2013
63.	Ex.PA25	Photo copy of Aks Sizra
64.	Ex.PA26	Certified copy of jamabandi for the years 2007-2008
65.	Ex.PA27	Certified copy of mutation no. 14286
66.	Ex.PA28	Certified copy of Aks sizra
67.	Ex.PA29	Photo copy of sale deed no.4223 dt. 13.11.2007
68.	Ex.PA30 to Ex.PA33	Postal receipts
69.	Ex.PA34	Copy of representation u/s 48 of the LA

2.3 On the other hand, the State of Haryana examined RW.1 Subhash Chander, Patwari, in the oral evidence and in the documentary evidence, the following documents were produced:-

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
1.	Ex.R1	Authority Letter
2.	Ex.R2	Application No. 801 dated 13.04.2017
3.	Ex.R14	Photocopy of notification No. 518 of 2010
4.	Ex.R15	Photocopy of Award No. 2 dated 15.05.2013
5.	Ex.R16	Photocopy of Aks Sizra

2.4 In rebuttal evidence, the landowners produced the following

documents:-

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
1.	Ex.PA35	Aks Shizra
2.	Ex.PA36	Notification No. 484 dated 21.05.2010
3.	Ex.PA37	Photocopy of Notification No. 518 dated 20.05.2011
4.	Ex.PA38	Consumer List
5.	Ex.PA39	Photo copy of Award No. 2 dated 15.05.2013

2.5 In batch-II, the RC decided the cases on 06.10.2018. The landowners apart from examining PW.1 Manjit Singh, produced the following documents:

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
1.	Ex.P1	Certified copy of award dated 15.05.2013
2.	Ex.P2	Certified copy of jamabandi for the year 2007-2008
3.	Ex.P3	Certified copy of award dated 16.03.2018
4.	Ex.P8	Certified copy of orders of Hon'ble High Court
5.	Ex.P9	Notification
6.	Ex.P10	Notification
7.	Ex.P11	Letter of M.C. Dabwali
8.	Ex.P12	Certified copy of award No. 2 dated 15.05.2013
9.	Ex.P13	Certified copy of statement of Ahari Parkash
10.	Ex.P14	Aks Sizra
11.	Ex.P15	Jamabandi for the years 2012-2013
12.	Ex.P16	Jamabandi for the years 2007-2008
13.	Ex.P17	Jamabandi for the years 2007-2008

2.6 On the other hand, the State of Haryana has not led any oral evidence, but produced the following documents:-

<b>Sr. No.</b>	<b>Exhibit Number</b>	<b>Description of the document</b>
1.	Ex.R1	Notification
2.	Ex.R2	Notification
3.	Ex.R3	Copy of award No. 2 dated 15.05.2013
4.	Ex.R4	Photocopy of award dated 16.03.2018

**3. Reasons Recorded by the RC**

3.1 The RC has excluded the sale deeds produced by the landowners as well as the State of Haryana from consideration. In fact, the landowners have substantially relied upon the sale deed No. 3749 dated 04.10.2007 (Ex.PW.18/4) with respect to the land measuring 24 kanals 4 marlas sold @ ₹2,17,51,767/- per acre to Amazon Enterprises for ₹6,97,99,096/-. The RC has ignored this sale instance on the ground that the property has been purchased by a colonizer, hence, it cannot be relied upon. The RC, while relying upon the market value assessed by the High Court in *Ram Kanwar and Others v. State of Haryana* (Ex.PX) for acquisition of the land as on 23.07.1997 @ ₹893/- per square yard, proceeded to calculate increase @ 12% per annum for a period of 13 years, assessed the market value @ ₹67,42,120/- per acre.

**4. Arguments put forth by the learned counsel representing the parties**

4.1 Heard the learned counsel representing the parties, at length and with their able assistance, perused the paper-book.

4.2 It would be noted here that the learned counsel representing the landowners have not made any submissions with regard to the amount assessed by the RC for the buildings/structures, tube-wells or trees.

4.3 Mr. Deepak Jain, Advocate, the learned counsel representing the appellants/landowners has submitted that the sale instance No. 3749, dated 04.10.2007 (Ex.PW.18/4) is out of the acquired land. He submits that without any basis, this sale instance has been ignored. While referring to the sale instance Nos. 3233, 3388 and 3415, he submits that the price of the

land was not less than ₹6,000/- per square yard i.e. nearly ₹3,00,00,000/- (Rupees Three Crore) per acre. The other counsels have also reiterated Mr. Jain's submissions.

4.4 Per contra, the learned counsel representing the respondents, while referring to the sale instances produced by the State, submits that the RC has erred in assessing the market value at a uniform rate of ₹1,393/- per square yard.

**5. Discussion & Analysis**

5.1 This Court has analyzed, evaluated and considered the arguments advanced by the learned counsel representing the parties.

5.2 Ex.R16 is the layout plan produced by the State. Perusal of the notification under Section 4 of the 1894 Act proves that out of the revenue estate of old Dabwali, the land was acquired from rectangle No. 33, 35, 36, 37, 55, 56, 57, 58, 59 and 78, whereas in New Dabwali revenue estate, the land was acquired from rectangle No. 3, 5, 6, 19, 20, 21, 22, 23 and 24. The word "rectangle" in terms of the unit of agricultural land denotes a rectangular plot of 25 acres (5x5 acres). Perusal of the layout plans proves that approximately 10 acres of the acquired land is located on the national highway from Mandi Dabwali to Sirsa whereas the remaining acquired land is located at a depth away from the highway. It would be noted here that the land comprised in khasra No. 6 (min), 13(min), 14, 15, 16, 17, 18, 23, 24 and 25 out of rectangle No. 35 has been acquired. The sale deed No. 3749 dated 04.10.2007 is with respect to the land comprised in rectangle No. 36 khasra No. 14/1/2, 14/2/2, 15, 16, 17, 24/2 and 25. Similarly, the sale instance No. 3388 dated 12.09.2007 is with respect to the plot measuring

56.86 square yards comprised in rectangle No. 36 khasra No. 7/1, 7/2 and 14/1. The sale instance No. 3415, dated 13.09.2007 is with respect to the plot measuring 60 square yards plot comprised in rectangle No. 36 khasra No. 7/1, 7/2 and 14/1. All three sale instances are with respect to the acquired land. Perusal of the layout plan proves that these three parcels of land are located on the national highway. The sale deed No. 898 dated 14.05.2010 (Ex.R3) produced by the State is with respect to the plot comprised in rectangle No. 35 khasra No. 4. Some part of rectangle No. 35 has also been acquired. Hence, this plot was very close to the acquired land. Similarly, the sale deed No. 5328, dated 02.03.2010 is with respect to the land comprised in rectangle No. 34 khasra No. 25 and rectangle No. 35 khasra No. 19/2 and 21. The plot is also close to the acquired land because land comprised in khasra No. 18 out of rectangle No. 35 has been acquired. Similarly, the sale deed No. 2843, dated 08.10.2009 (Ex.R7) pertains to the land comprising in rectangle No. 34 khasra No. 17/2, 18 and 24. Similar is the position of the sale deed No. 4143 dated 07.10.2010 which is comprised in khasra No. 16 out of rectangle No. 34. Thus, it is evident that the price of the strip of land upto the depth of 2 acres on the national highway was much higher when compared with the price of the acquired land beyond the depth of 2 acres from National Highway. Even as per the layout plan (Ex.PW.6/B) of Sector 10, Dabwali, proves that the government also utilized the front of the acquired land located on the national highway for commercial purpose, namely Commercial-cum-Shopping Complex, Fruits & Vegetables Market, Showrooms, Banquet Hall etc., whereas the property on the rear from National Highway has been utilized for the residential purpose.

Consequently, the RC erred in assessing the market value of the acquired land uniformly.

5.3 It would be noted here that there is no evidence produced by the State to prove that the sale deed No. 3749 was artificially inflated or it was sold at excessive price. In the absence thereof, the landowners of a belt of 2 acres depth on the national highway are entitled to the price of commercial property. This price is corroborated by the sale instances No. 3388 and 3415, whereas the price of the land on the rear far away from National Highway is corroborated by the sale instance No. 898 (14.05.2010), 5328 (02.03.2010), 2843 (08.10.2009) and 4143 (07.01.2010). Hence, the RC erred in uniformly assessing the market value of the acquired land which is a huge chunk of the land measuring 197.56 acres. In the absence of evidence to prove that the land located beyond the depth of 2 acres was being utilized for commercial purpose, it was not appropriate for the RC to deprive the landowners of the belt of 2 acres depth abutting the national highway from the price of commercial property.

5.4 The sale deed No. 3749 is with respect to the land more than 3 acres (14641 square yards). This is considered as the base value for assessing the market value of strip of acquired land upto the depth of 2 acres from the national highway. This sale instance is of 04.10.2007 whereas the market value is to be determined on 21.05.2010. There is a difference of two years and eight months. The landowners shall be entitled to addition of 12% per annum on ₹2,17,51,767/-, the base value, which is equivalent to/calculated @ which is equivalent to/calculated at ₹2,87,12,333/- per acre.

5.5 The RC has criticized the LAC's award on the ground that

belting system used by the LAC while making an award is inappropriate. The RC has relied upon the judgment passed by the Supreme Court in *Udho Dass v. State of Haryana (2010) 2 SCC 51* while setting aside the award of the LAC. In para 24 of the aforementioned judgment, the Supreme Court only held that in the peculiar facts of that case, belting system for assessing different market price is not appropriate. However, this judgment does not lay down as a *ratio decidendi* that price of the property should be uniformly assessed in all the cases. In the judgment, belting system has not been rendered insignificant. Hence, this judgment is not applicable to the facts of the present case. In fact, in *Bijender and Others v. State of Haryana and Another (Civil Appeal No. 2846 of 2017, decided on 27.10.2017)*, the Supreme Court, in para 32 to 36, held that the market value of the front belt abutting the main road should be maximum while dividing the acquired land into three belts in order to ensure that every landowner is paid appropriate amount as per the prevalent market rate. The relevant discussion is extracted as under:-

“32) Coming first to the question as to whether the Courts below were justified in applying the “Belting System” for determining the market rates of the acquired land in question?

33) We are of the considered opinion that keeping in view the nature, extent, size, surrounding and location of the acquired land, the Courts below were justified in applying Belting System for determining the market rate of the acquired land.

34) One cannot dispute that the Belting System is a judicially accepted method for determining the fair market value of the

*acquired land. It is applied in appropriate cases when different parcels of lands with different survey numbers belonging to different owners and having different locations are acquired which put together comprises of a large chunk of land. Such chunk cannot be taken as a compact block.*

35) *The acquired land having a frontage abutting the highway/main road always has a better value as compared to the land, which is away from the highway/main road. Indeed, farther the land from the highway/main road, lesser the value of such land. In such a situation, where large pieces of land having different locations are acquired, Belting System is considered apposite for determining the market value of the lands. (see – **Union of India & Ors. vs. Mangatu Ram & Ors. 1997 (6) SCC 59 and Andhra Pradesh Industrial Infrastructure Corporation Limited vs. G. Mohan Reddy & Ors. 2010 (15) SCC 412).***

36) *In Belting System, the acquired land is usually divided in two or three belts depending upon the facts of each case. The market value of the front belt abutting the main road is taken to fetch maximum value whereas the second belt fetches two third or so of the rate determined in relation to the first belt and the third belt, if considered proper to carve out, fetches half or so of the maximum. It is again depending upon facts of each case.”*

Hence, the RC erred in adversely commenting upon the belting system adopted by the LAC.

5.6 With respect to the remaining acquired land which is located beyond the depth of 2 acres from the Sirsa-Dabwali road (National Highway), the landowners have not produced any sale instance which may prove that the amount offered by the LAC @ ₹40,00,000/- per acre was not adequate. The sale instance No. 5238 (02.03.2010 Ex.R2) is with respect to the plot measuring 5 marlas approximately 150 square yards sold out of rectangle No. 35 khasra No. 19 and 21 whereas the land comprised in rectangle No. 35 khasra Nos. 18 and 23 have been acquired. Hence, it was abutting the acquired land. A bare look at the layout plan also affirms the aforesaid conclusion. This residential plot measuring 150 square yards was sold just two months before the date of notification. The per acre rate of the land comes to ₹29,44,000/-. Similarly, the sale instance No. 898, dated (Ex.R3) which is also abutting the acquired land has been sold @ ₹40,00,000/- per acre. The sale instances No.2843 and 4143 also prove that the rate of the land was ₹40,00,000/- per acre. Hence, the RC has erred in assessing the market value of the acquired land beyond the depth of 2 acres @ ₹67,42,120/- per acre. Section 25 of the 1894 Act restricts the awarding of the amount lower than the amount assessed by the LAC. Consequently, the market value of ₹40,00,000/- per acre assessed by the LAC for the land located beyond the depth of 2 acres from National Highway is maintained.

5.7 The RC has also committed another illegality while relying upon the judgment (Ex.PX) which was passed with respect to the acquisition made in 1997. In ***The General Manager, Oil & Natural Gas Corporation Limited v. Rameshbhai Jivanbhai Patel (2008) 14 745***, the Supreme Court held that the Court should not proceed to assess the market value of the

acquired land by assuming consistent increase @ 12% per annum continuously for a period of more than 4/5 years.

**6. Decision**

6.1 Keeping in view the aforesaid facts and discussion, all the appeals are disposed of and the market value of the acquired land is assessed as under:-

<b>S.No.</b>	<b>Particulars of the land</b>	<b>Amount assessed per acre (In ₹)</b>
1.	Landowners upto the depth of 2 acres from Sirsa-Dabwali Road	2,87,12,333/-
2.	Land beyond the depth of 2 acres from Sirsa-Dabwali Road	40,00,000/-

6.2 The miscellaneous application(s) pending, if any, in all the appeals, shall stand disposed of.

**(Anil Kshetarpal)  
Judge**

**April 07, 2025**

**“DK”**

Whether speaking/reasoned : Yes/No

Whether reportable : Yes/No

<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
1.	RFA-1000-2019	State of Haryana Through Collector, Sirsa Vs. Satpal Singh
2.	RFA-1001-2019	State of Haryana and Another Vs. Balwant Singh Alias Banta Singh and Another
3.	RFA-1002-2019	State of Haryana and Another Vs. Jagseer Singh
4.	RFA-1003-2019	State of Haryana Through Collector Vs. Baljinder Singh and Others
5.	RFA-1009-2023	Vidhya Devi (Now Deceased) Through Lr Vs. State of Haryana and Others
6.	RFA-11-2020	Amit Kumar and Others Vs. State of Haryana and Another
7.	RFA-1114-2019	State of Haryana, Through Collector, Sirsa Vs. Rajinder Kaur and Other
8.	RFA-1115-2019	State of Haryana Through Collector Vs. Sukhdev Singh and Others
9.	RFA-1116-2019	State of Haryana Through Collector and Another Vs. Sardool Singh and Others

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And Other Connected Cases**

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<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
10.	RFA-1117-2019	State of Haryana and Another Vs. Bhim Sain and Another
11.	RFA-1118-2019	State of Haryana Through Collector Vs. Leela Devi and Others
12.	RFA-1119-2019	State of Haryana Through Collector Vs. Harcharan Singh and Others.
13.	RFA-1120-2019	State of Haryana Through Collector Vs. Harbans Kaur and Others
14.	RFA-1121-2019	State of Haryana Through Collector, Sirsa Vs. Khalsa High School Education Society and Others
15.	RFA-1122-2019	State of Haryana Through Collector Vs. Sham Lal and Another
16.	RFA-1123-2019	State of Haryana Through Collector, Sirsa Vs. Pardeep Kumar and Another
17.	RFA-1124-2019	State of Haryana Through Collector, Sirsa Vs. Ashok Kumar and Others
18.	RFA-1125-2019	State of Haryana Through Collector, Sirsa Vs. Leela Krishan and Other
19.	RFA-1126-2019	State of Haryana Through Collector, Sirsa Vs. Mani Ram and Others
20.	RFA-1127-2019	State of Haryana Through Collector, Sirsa Vs. Harinder Pal Kaur and Others
21.	RFA-1128-2019	State of Haryana Through Collector, Sirsa Vs. Harpreet Kaur and Others
22.	RFA-1129-2019	State of Haryana Through Collector, Sirsa Vs. Kashmiri Lal and Others
23.	RFA-1130-2019	State of Haryana Through Collector, Sirsa Vs. Shashi Bala and Others
24.	RFA-1131-2019	State of Haryana Through Collector, Sirsa Vs. Gurjeet Kaur and Others
25.	RFA-12-2020	Ranvir Singh Vs. State of Haryana and Another
26.	RFA-1218-2019	State of Haryana Through Collector, Sirsa Vs. Madan Lal and Others
27.	RFA-1225-2019	State of Haryana Through Collector, Sirsa Vs. Parveen Rani and Others
28.	RFA-1226-2019	State of Haryana Through Collector, Sirsa Vs. Narender Kumar and Others
29.	RFA-1219-2019	State of Haryana Through Collector, Sirsa Vs. Sukhbir Kaur and Others
30.	RFA-1220-2019	State of Haryana Through Collector, Sirsa, District Sirsa Vs. Tusha Rani and Another
31.	RFA-1221-2019	State of Haryana Through Collector, Sirsa Vs. Pardeep Kumar and Others
32.	RFA-1222-2019	State of Haryana Through Collector, Sirsa Vs. Manju Walia and Others
33.	RFA-1223-2019	State of Haryana Through Collector, Sirsa, District Sirsa Vs. Pushpa Devi and Another
34.	RFA-1224-2019	State of Haryana and Another Vs. Hardeep Kaur and Others
35.	RFA-13736-2018	Khalsa High School Education Society Dabwali Vs. State

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<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
		of Haryana and Others.
36.	RFA-1435-2019	State of Haryana Through Collector, Sirsa Vs. Bishamber Dayal and Others
37.	RFA-1436-2019	State of Haryana Through Collector, Sirsa Vs. Jagdish Rai and Others
38.	RFA-1437-2019	State of Haryana Through Collector, Sirsa Vs. Parveen Rani and Others
39.	RFA-1438-2019	State of Haryana Through Collector, Sirsa Vs. Sunita Rani and Others
40.	RFA-1439-2019	State of Haryana Through Collector, Sirsa Vs. Manju and Others
41.	RFA-1440-2019	State of Haryana Through Collector, Sirsa Vs. Charanjit Singh and Others
42.	RFA-1441-2019	State of Haryana Through Collector, Sirsa Vs. Ashok Kumar and Others
43.	RFA-1442-2019	State of Haryana Through Collector, Sirsa Vs. Jarnail Kaur and Others
44.	RFA-1443-2019	State of Haryana Through Collector, Sirsa Vs. Raj Rani and Others
45.	RFA-1444-2019	State of Haryana Through Collector, Sirsa Vs. Tajinder Singh and Others
46.	RFA-1445-2019	State of Haryana Through Collector, Sirsa Vs. Karam Pal and Others
47.	RFA-1446-2019	State of Haryana Through Collector, Sirsa Vs. Deep Chand and Others
48.	RFA-1447-2019	State of Haryana Through Collector, Sirsa Vs. Banta Singh and Others
49.	RFA-1448-2019	State of Haryana Through Collector and Another Vs. Parvesh Rani and Another
50.	RFA-1449-2019	State of Haryana and Another Vs. Shakuntla Rani @ Renu Bala and Others
51.	RFA-1450-2019	State of Haryana, Through Collector, Sirsa Vs. Pushpa Rani and Others
52.	RFA-1451-2019	State of Haryana, Through Collector, Sirsa Vs. Krishan Kumar and Others
53.	RFA-1452-2019	State of Haryana Through Collector, Sirsa and Another Vs. Jagdish Chand and Others
54.	RFA-1453-2019	State of Haryana Through Collector, Sirsa Vs. Gurdeep Singh and Others
55.	RFA-1454-2019	State of Haryana Through Collector, Sirsa Vs. Baldev Singh and Others
56.	RFA-1455-2019	State of Haryana Through Collector, Sirsa and Another Vs. Santosh
57.	RFA-1456-2019	State of Haryana Through Collector, Sirsa Vs. Sukhwinder Kaur and Others
58.	RFA-1457-2019	State of Haryana Through Collector, Sirsa Vs. Vijay Pal and Others
59.	RFA-1458-2019	State of Haryana Through Collector, Sirsa Vs. Gurjant Singh and Others
60.	RFA-1459-2019	State of Haryana Through Collector, Sirsa Vs. Tara Singh

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<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
		and Others
61.	RFA-1460-2019	State of Haryana Through Collector, Sirsa and Another Vs. Rajinder Singh and Another
62.	RFA-1461-2019	State of Haryana Through Collector, Sirsa Vs. Baljinder Singh and Others
63.	RFA-1462-2019	State of Haryana Through Collector, Sirsa and Another Vs. Dara Singh and Another
64.	RFA-1463-2019	State of Haryana Through Collector, Sirsa Vs. Jagroop Singh and Others
65.	RFA-1464-2019	State of Haryana Through Collector, Sirsa Vs. Bhagwant Singh and Others
66.	RFA-1465-2019	State of Haryana Through Collector, Sirsa Vs. Kanta Devi and Others
67.	RFA-1466-2019	State of Haryana Through Collector, Sirsa Vs. Ashok Kumar and Others
68.	RFA-1467-2019	State of Haryana Through Collector, Sirsa and Others Vs. Sukhraj Kaur and Another
69.	RFA-1468-2019	State of Haryana Through Collector, Sirsa Vs. Sonika Rani and Others
70.	RFA-1469-2019	State of Haryana Through Collector, Sirsa and Another Vs. Paras Ram and Another
71.	RFA-1470-2019	State of Haryana Through Collector, Sirsa Vs. Sunita and Others
72.	RFA-1471-2019	State of Haryana Through Collector, Sirsa and Another Vs. Manjit Kaur and Another
73.	RFA-1472-2019	State of Haryana Through Collector, Sirsa Vs. Arjan Dass and Others
74.	RFA-1473-2019	State of Haryana Through Collector, Sirsa Vs. Sukhbir Singh and Others
75.	RFA-16-2020	Deepak Bansal Vs. State of Haryana and Another
76.	RFA-1607-2019	State of Haryana and Another Vs. Manjit Kaur and Another
77.	RFA-1608-2019	State of Haryana, Through Collector, Sirsa Vs. Jagseer Singh and Other
78.	RFA-1857-2019	State of Haryana, Through Collector, Sirsa Vs. Harbans Kaur and Others
79.	RFA-2068-2019	Satpal Singh and Another Vs. State of Haryana and Another
80.	RFA-2069-2019	Narender Singh and Others Vs. State of Haryana and Another
81.	RFA-2070-2019	Narender Singh Vs. State of Haryana and Another
82.	RFA-2071-2019	Tejinder Singh Vs. State of Haryana and Others
83.	RFA-277-2019	State of Haryana, Through Collector, Sirsa Vs. Parwati Devi and Others
84.	RFA-278-2019	State of Haryana Through Collector, Sirsa Vs. Janak Raj @ Raj Singh and Others
85.	RFA-279-2019	State of Haryana Through Collector, Sirsa Vs. Sarwan Singh and Others
86.	RFA-280-2019	State of Haryana Through Collector, Sirsa Vs. Rajbir Kaur and Others

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<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
87.	RFA-281-2019	State of Haryana Through Collector, Sirsa Vs. Randhir Singh and Others
88.	RFA-282-2019	State of Haryana Through Secretary, Haryana Urban Development Authority, Haryana, Chandigarh Vs. Tejinder Singh and Others
89.	RFA-283-2019	State of Haryana Through Collector, Sirsa Vs. Sukbir Singh and Others
90.	RFA-284-2019	State of Haryana Through Collector, Sirsa Vs. Pritam Kumar and Others
91.	RFA-285-2019	State of Haryana Through Collector, Sirsa Vs. Darshan Singh and Others
92.	RFA-286-2019	State of Haryana Through Collector, Sirsa Vs. Narender Singh and Others
93.	RFA-3432-2018	Jagseer Singh Vs. State of Haryana and Others
94.	RFA-3433-2018	Balwant Singh @ Banta Singh Vs. State of Haryana and Others
95.	RFA-3434-2018	Jagseer Singh @ Jagsir Singh and Others Vs. State of Haryana and Others
96.	RFA-3872-2018	Sarwan Singh Vs. State of Haryana and Others.
97.	RFA-3873-2018	Jagdish Chand and Others. Vs. State of Haryana and Others.
98.	RFA-3874-2018	Baljant Singh @ Baljit Singh @ Balwant Singh and Others. Vs. State of Haryana and Others.
99.	RFA-3875-2018	Sardool Singh and Others. Vs. State of Haryana and Others.
100.	RFA-3876-2018	Smt. Santosh Vs. State of Haryana and Others
101.	RFA-3877-2018	Sukhdev Singh and Others Vs. State of Haryana and Others
102.	RFA-3878-2018	Karam Pal Vs. State of Haryana and Others.
103.	RFA-3879-2018	Nachhatar Kaur Vs. State of Haryana and Others
104.	RFA-3880-2018	Shakuntla Rani @ Renu Bala and Others Vs. State of Haryana and Others
105.	RFA-3881-2018	Jagdish Chand Vs. State of Haryana and Others.
106.	RFA-3882-2018	Sukhwinder Kaur and Another. Vs. State of Haryana and Others.
107.	RFA-3883-2018	Darshan Singh and Another. Vs. State of Haryana and Others.
108.	RFA-3884-2018	Bhagwant Singh and Others. Vs. State of Haryana and Others.
109.	RFA-3885-2018	Kashmiri Lal Vs. State of Haryana and Others.
110.	RFA-3886-2018	Leela Krishan Vs. State of Haryana and Others.
111.	RFA-3888-2018	Sukhbir Singh Vs. State of Haryana and Others.
112.	RFA-3889-2018	Janak Raj @ Raj Singh Vs. State of Haryana and Others.
113.	RFA-3889-2019	Ranvir Singh Vs. State of Haryana and Another
114.	RFA-3890-2018	Naredner Kumar and Another. Vs. State of Haryana and Others.
115.	RFA-3891-2018	Harbans Kaur Deceased Thr Lrs and Others Vs. State of Haryana and Others

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<b>Sr. No.</b>	<b>Case No.</b>	<b>Party's Name</b>
116.	RFA-3894-2018	Harbans Kaur and Others Vs. State of Haryana and Others
117.	RFA-3895-2018	Arjan Dass Vs. State of Haryana and Others
118.	RFA-3896-2018	Rajinder Kaur Vs. State of Haryana and Others
119.	RFA-3897-2018	Baldev Singh and Others. Vs. State of Haryana and Others.
120.	RFA-3898-2018	Sukhdev Singh and Others. Vs. State of Haryana and Others.
121.	RFA-3899-2018	Tara Singh Thr Lrs and Others Vs. State of Haryana and Others
122.	RFA-3900-2018	Banta Singh Vs. State of Haryana and Others
123.	RFA-3901-2018	Baljinder Singh Vs. State of Haryana and Others.
124.	RFA-3902-2018	Sadhu Singh and Others. Vs. State of Haryana and Others.
125.	RFA-3903-2018	Jagtar Singh and Others. Vs. State of Haryana and Others.
126.	RFA-3904-2018	Sukhbir Singh and Another Vs. State of Haryana and Others
127.	RFA-3905-2018	Harcharan Singh and Others. Vs. State of Haryana and Others.
128.	RFA-3906-2018	Balkaran Singh and Another Vs. State of Haryana and Others
129.	RFA-4044-2018	Tusha Rani Vs. State of Haryana & Another
130.	RFA-4045-2018	Pushpa Devi Vs. State of Haryana and Another
131.	RFA-4046-2018	Girdhari Lal Vs. State of Haryana & Another
132.	RFA-4047-2018	Pardeep Kumar Vs. State of Haryana and Another
133.	RFA-41-2020	Shashi Bala Vs. State of Haryana and Another
134.	RFA-4519-2018	Rajesh Kumar Vs. State of Haryana and Others
135.	RFA-4520-2018	Sunita Rani Vs. State of Haryana and Others
136.	RFA-4521-2018	Virender Kumar Vs. State of Haryana and Others
137.	RFA-4522-2018	Pardeep Kumar Vs. State of Haryana & Others
138.	RFA-4523-2018	Manju Vs. State of Haryana and Others
139.	RFA-4524-2018	Bishamber Dayal Vs. State of Haryana and Others
140.	RFA-4808-2018	Sidharath Vs. State of Haryana and Others
141.	RFA-5168-2018	Charanjit Singh Vs. State of Haryana and Others
142.	RFA-5169-2018	Sukhbir Kaur Vs. State of Haryana and Others
143.	RFA-5204-2018	Sham Lal Vs. State of Haryana and Others
144.	RFA-522-2019	Deep Chand and Another Vs. State of Haryana and Others
145.	RFA-535-2019	Manjit Singh and Another Vs. State of Haryana and Others
146.	RFA-702-2019	State of Haryana, Through Collector, Sirsa Vs. Sunita Rani and Others
147.	RFA-703-2019	State of Haryana Vs. Surejit Singh and Others
148.	RFA-704-2019	State of Haryana Through Land Acquisition Collector, Urban Estate Vs. Rajesh Kumar and Others
149.	RFA-705-2019	State of Haryana Through Collector, Sirsa Vs. Sidharath

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		and Others
150.	RFA-706-2019	State of Haryana Through Collector, Sirsa Vs. Virender Kumar and Others
151.	RFA-707-2019	State of Haryana Through Collector, Sirsa Vs. Veena Rani and Others
152.	RFA-708-2019	State of Haryana Through Collector, Sirsa Vs. Muskan and Others
153.	RFA-709-2019	State of Haryana, Through Collector, Sirsa Vs. Baljant Singh @ Baljit Singh @ Balwant Singh and Others
154.	RFA-710-2019	State of Haryana, Through Collector, Sirsa Vs. Jagdish Chand and Others
155.	RFA-711-2019	State of Haryana, Through Collector, Sirsa Vs. Nachhatar Kaur and Others
156.	RFA-712-2019	State of Haryana, Through Collector, Sirsa Vs. Sadhu Singh and Others
157.	RFA-713-2019	State of Haryana, Through Collector, Sirsa Vs. Narender Singh and Another
158.	RFA-747-2019	State of Haryana, Through Collector, Sirsa Vs. Manjit Singh and Others
159.	RFA-748-2019	State of Haryana, Through Its Collector, Sirsa Vs. Mahinder Singh and Others
160.	RFA-749-2019	State of Haryana and Others Vs. Deepak Bansal and Others
161.	RFA-750-2019	State of Haryana and Others Vs. Ranvir Singh and Others
162.	RFA-751-2019	State of Haryana and Others Vs. Ranvir Singh and Others
163.	RFA-752-2019	State of Haryana and Others Vs. Amit Kumar and Others
164.	RFA-994-2019	State of Haryana Through Collector, Sirsa Vs. Balkaran Singh and Others
165.	RFA-995-2019	State of Haryana Through Collector, Sirsa Vs. Sukhdev Singh and Others
166.	RFA-996-2019	State of Haryana Through Collector, Sirsa Vs. Jagtar Singh and Others
167.	RFA-997-2019	State of Haryana Through Collector, Sirsa Vs. Girdhari Lal and Another
168.	RFA-998-2019	State of Haryana and Another Vs. Sukhdev Singh and Others
169.	RFA-999-2019	State of Haryana and Another Vs. Ashwani Kumar and Another

**(Anil Kshetarpal)  
Judge**

**April 07, 2025  
"DK"**