

IN THE SUPREME COURT OF INDIA

CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25504/2023)

THE SPECIAL DEPUTY COLLECTOR LAND ACQUISITION

APPELLANT(S)

VERSUS

G. JEEVESHWAR & ORS.

RESPONDENT(S)

WITH

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25505/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25506/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25509/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 22580/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25508/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 22581/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25523/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25526/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25530/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25518/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25524/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25520/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25522/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25521/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25519/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25525/2023)

CIVIL APPEAL NO. _____ OF 2025

(@ SLP(C) No. 27097/2023)

CIVIL APPEAL NO. _____ OF 2025
(@ SLP(C) No. 25532/2023)

O R D E R

1. Leave granted.
2. Pursuant to the notification issued on 24.05.2006 under Section 4(1) of the Land Acquisition Act, 1894 (for short, 'the Act'), a declaration was issued under Section 6 on 19.02.2007. This was followed by an award dated 24.11.2007. The award contained two parts by categorising the lands as layout lands and agricultural lands. An amount of Rs. 1,200/- per square yard was awarded for the layout lands and Rs. 10,00,000/- per acre was awarded for the agricultural lands.
3. Aggrieved, the respondents, who are the land owners, sought for a reference under Section 18 of the Act which was, accordingly, granted. The Reference Court fixed the market value of both categories of lands at Rs. 10,500/- per square yard along with the statutory benefits.
4. The appellant(s) before us filed appeals before the High Court challenging the judgment(s) of the Reference Court. Upon hearing the learned counsel for the respective parties,

the said appeals were dismissed by the High Court, confirming the award(s) of the Reference Court. Aggrieved by the same, the appellants are before us.

5. When all the appeals are taken up for hearing, it is jointly submitted by the learned counsel appearing for both the sides that the award can be passed for the two categories of lands at Rs.7500/- per sq. yard and Rs.6500/- per sq. yard respectively. In other words, for the lands being the subject matter of SLP(C) No.25526/2023 and SLP(C) No.25530/2023, an amount of Rs.6500/- per sq. yard will be fixed, while for the remaining appeals, a sum of Rs.7500/- per sq. yard may be fixed. Thus, they jointly prayed by consent for modification of the award(s) confirmed by the High Court.
6. Learned counsel appearing for the appellant(s) has also furnished the following chart for passing appropriate orders, as aforestated:-

PROJECT PURPOSE: CONSTRUCTION OF TRUMPET CONNECTING O.R.R AND AIRPORT PROJECT LOCATION: SHAMSHABAD								
Sl No	O.P.	LAAS No.	SLP / Dairy No	Name of the Party	Sy. No	Extent in Sq. Yds	Amount passed by the LAO as per award per acre / Sq. yds	Enhanced amount per acre / Sq.yds
1	2	3	4	5	6	7	8	9
1	947/08 (Vide Order dated 29.04.2013)	640/2013 (Vide Order dated 21.09.2022)	34818/2023	Sri G. Jeeveswar S/o Late G. Venkatanna & Others	6	5036.6	Rs.1200/- per Sq.yds	Rs.10500/- per Sq. yds.
2	944/08 (Vide Order dated 29.04.2013)	3/2014 (Vide Order dated 21.09.2022)	35507/2023	M/s Sama Enclave Partnership Firm	42	1008	Rs.1200/- per Sq.yds	Rs.10500/- per Sq. yds.
3	946/08 (Vide Order dated 29.04.2013)	1/2014 (Vide Order dated 21.09.2022)	35725/2023	Sri Y. Shankar Reddy S/o Y. Vittal Reddy & Others	40	1735.3	Rs.1200/- per Sq.yds	Rs.10500/- per Sq. yds.
4	1323/08 (Vide Order dated 29.04.2013)	41/2014 (Vide Order dated 21.09.2022)	35503/2023	Sri M. Manohar Reddy S/o M. Sitaram Reddy and Others	4A	200	Rs.1200/- per Sq.yds	Rs.10500/- per Sq. yds.
5	942/08 (Vide Order dated 29.04.2013)	46/2014 (Vide Order dated 21.09.2022)	35728/2023	Sri M. Jayanth Reddy S/o Late M. Agi Reddy & Othrs	1, 2, 3	3054.28	Rs.1200/- per Sq.yds	Rs.10500/- per Sq. yds.
6	943/08 (Vide Order dated 29.04.2013)	54/2015 (Vide Order dated 21.09.2022)	35508/2023	Sri Sama Prathap Reddy S/o Late Sama Narsimha Reddy & Others	269, 290, to 295/ Plot No. 5	5340.94	Rs.1200/- per Sq.yds	Rs. 10500/- per Sq. Yd.
7	1325/08 (Vide	2/2014 (Vide	35513/20	Sri M. Damayant	116	266.66	Rs.1200/- per Sq.yds	Rs. 10500/-

	Order dated 29.04.2013)	Order dated 21.09.2022	23	hi W/o M. Kishan and Others				per Sq. Yd.
8	325/08 (Vide Order dated 18.12.2015)	588/2017 (Vide Order dated 23.11.2022)	37840/2023	Sri M. Krishna Reddy	74	266.66	Rs.1200/- per Sq.yds	Rs.10,500/ - per Sq.yard
9	324/08 (Vide Order dated 18.12.2015)	581/2017 (Vide Order dated 23.11.2022)	39028/2023	Smt. K. Rama W/o Late K. Mohan Reddy	71	266.66	Rs.1200/- per Sq.yds	Rs.10,500/ - per Sq.yard
10	27/09 (Vide Order dated 18.12.2015)	576/2017 (Vide Order dated 23.11.2022)	39031/2023	Sri. Dr. Abhimanyu Singh and Others	269, 290 to 295	530.33	Rs.1200/- per Sq.yds	Rs.10,500/ - per Sq.yard
11	24/11 (Vide Order dated 31.12.2014)	577/2017 (Vide Order dated 23.11.2022)	37845/2023	Sri Ramkuma r Gahlot S/o Dhanna Ramji Gahlot & Smt Harsukhi W/o Ramkuma r Gahlot	269, 290 to 295/Plo t No.3A, 3B & 79	530.33	Rs.1200/- per Sq.yds	Rs.10,500/ - per Sq.yard
12	317/08 (Vide Order dated 31.12.2014)	95/2015 (Vide Order dated 23.11.2022)	35886/2023	Sri G. Mahipal Reddy S/o G. Sambhash iva Reddy	128	266.66	Rs.1200/- per Sq.yds	Rs.10500/ - per sq. yds
13	318/08 (Vide Order dated 31.12.2014)	92/2015 (Vide Order dated 23.11.2022)	37847/2023	Smt G. Sunitha W/o G. Mahipal Reddy	126	266.66	Rs.1200/- per Sq.yds	Rs.10500/ - per sq. yds
14	319/08 (Vide Order	94/2015 (Vide Order	37837/2023	Smt P. Vijaya laxmi W/o	127	266.66	Rs.1200/- per Sq.yds	Rs.10500/ - per sq.

	dated 31.12.201 4)	dated 23.11.202 2)		P. Raja Reddy				yds
15	320/08 (Vide Order dated 31.12.201 4)	103/2015 (Vide Order dated 23.11.202 2)	39024/20 23	Sril S. Sushank Reddy S/o S. Ganesh Reddy	129	266.6 6	Rs.1200/- per Sq.yds	Rs.10500/ - per sq. yds
16	49/2013 (Vide Order dated 31.12.201 4)	93/2015 (Vide Order dated 23.11.202 2)	39023/20 23	V Swarnalat ha	269, 290 to 295	266.6 6	Rs.1200/- per Sq.yds	Rs.10500/ - per Sq. yds.
17	779/08 (vide order dated 06.04.2015)	101/2016 (vide order dated 23.11.2022)	39036/202 3	Smt Sama Madhavi W/o Sama Ganesh	2 16 44 49	410 293 266.6 6 300	Rs.1200/- per Sq.yds	Rs.10500/ - per Sq. yds.
18	1322/08 (vide order dated 02.09.2015)	93/2018 (vide order dated 12.12.2022)	36536/202 3	Sri M. Sanjeeva Reddy S/o Janga Reddyram a	287	4840	Rs.10,00,00 0/ - per acre	Rs.10500/ - per Sq.yds
19	69/2013 (vide order dated 03.02.2016)	575/2017 (vide order dated 12.12.2022)	36491/20 23	P. Savithri & Sanjeeva Reddy	281	2178	Rs.10,00,00 0/ - per acre	Rs.10500/ - per Sq.yds

7. Accordingly, taking note of the aforesaid agreed terms between the appellants and the respondents, a sum of Rs.6500/- per sq. yard is fixed as the market value of the acquired lands in the appeals arising out of SLP(C) No.25526/2023 and SLP(C) No.25530/2023 and Rs.7500/- per sq. yard is fixed as the market value of the acquired lands in the rest of the appeals along with the statutory benefits,

payable within a period of four months from the date of receipt of a copy of this order.

8. Needless to state, in all the other aspects, the impugned judgment(s) of the High Court shall stand confirmed with specific reference to the statutory benefits. Consequently, the impugned judgment(s) of the High Court, confirming the award(s) of the Reference Court, stand modified accordingly.
9. The appeals are allowed in part, accordingly.
10. Pending application(s), if any, shall stand disposed of.

.....J.
[M.M. SUNDRESH]

.....J.
[RAJESH BINDAL]

NEW DELHI;
29th APRIL, 2025

IA No. 208833/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25526/2023 (XII-A)

IA No. 217222/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25530/2023 (XII-A)

IA No. 217576/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25518/2023 (XII-A)

IA No. 210487/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25524/2023 (XII-A)

IA No. 212686/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25520/2023 (XII-A)

IA No. 211150/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25522/2023 (XII-A)

IA No. 207980/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25521/2023 (XII-A)

IA No. 212143/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25519/2023 (XII-A)

IA No. 211412/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25525/2023 (XII-A)

IA No. 216231/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 27097/2023 (XII-A)

IA No. 216031/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 25532/2023 (XII-A)

IA No. 213630/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Date : 29-04-2025 These matters were called on for hearing today.

CORAM : HON'BLE MR. JUSTICE M.M. SUNDRESH
HON'BLE MR. JUSTICE RAJESH BINDAL

For Petitioner(s) : Mr. Rajiv Kumar Choudhry , AOR

Ms. Aishwarya Bhati, A.S.G. (Not present)
Mr. Sravan Kumar Karanam, AOR
Mr. Aniket Singh, Adv.
Mr. Anirudh Singh, Adv.
Mr. Abhiram Bannur, Adv.

For Respondent(s) Mr. Yelamanchili Shiva Santosh Kumar, Adv.
Mr. C. Venkat Reddy, Adv.
Mr. Rudrajit Ghosh, Adv.
Mr. Avi Leuna, Adv.
Ms. Khyati Chhabra, Adv.
Mr. J. Maria Jerome, Adv.
Mr. Tarun Gupta, AOR

Mr. Krishna Dev Jagarlamudi, AOR
Mr. Vishnu Kanth Mundada, Adv.

UPON hearing the counsel the Court made the following
O R D E R

Leave granted.

The appeals are allowed in part in terms of the signed order.

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

(SWETA BALODI)
ASTT. REGISTRAR-cum-PS

(POONAM VAID)
ASSISTANT REGISTRAR
(Signed order is placed on the file)