



**GOVERNEMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE LAND ACQUISITION COLLECTOR/ADM
GROUND & FIRST FLOOR, TALKATORA ANNEXE BUILDING
GATE NO. 3, NEW DELHI-110001.**

F.No. 18/ LAC/2382/Central/2026/545-48

Dated: 21/09/2026

ORDER

This order shall dispose of application/reference under section 18 of the Land Acquisition Act, 1894 filed by M/s Inspiration Engineering Pvt. Ltd. & Ors. The said reference petition pertains to land measuring 510 Sq. Mtr. described as property no. 63, Najafgarh Road, Delhi. As per applicant, the said reference petition is being filed under the land acquisition act, 1894 in consonance with the liberty granted by the Hon'ble Supreme Court of India vide order dated 21.10.2024 passed in SLP (Civil) Diary No. 26444/2018, titled as M/s Inspiration Engineer Pvt. Ltd & Ors. Vs. Union of India & Ors.

Brief Acquisition History of Case:

A notification u/s 4 of the LA Act, 1894 dated 16.10.2007 was issued for public purpose namely for the construction of Kirti Nagar-Ashok Park Corridor of Delhi MRTS Project Phase-II with respect to land measuring 626 Sq.Mtr. bearing three properties no's including the subject property involved in this petition i.e **Property no. 63, Najafgarh Road, Delhi.**

Subsequently notification u/s 6 and 17(1) of the LA Act was issued on 15.02.2008 and the physical possession of land including the subject land was taken on 31.03.2009 by the Government.

Further, Award no. 5/DC (W)/2011-12 dated 25.05.2012 was passed with respect to property no. 63, Najafgarh Road, Delhi. As per Naksha Muntazamin, the land/ property no. 63, Najafgarh Road, Delhi is recorded in the name of Kisan Metals Pvt. Ltd. but the claims were also filed by the petitioners against the property no. 63, Najafgarh Road, Delhi.

Brief Litigation History of Case:

The present petitioners had filed a writ petition bearing no. WP(C) No. 5095/2014, titled as **M/s Inspiration Engineer Pvt. Ltd. & Ors Versus Union of India & Ors.** before the Hon'ble High Court, Delhi u/s 24(2) of the RFCTLARR Act, 2013 for quashing the acquisition of



[Signature]

land with respect to property no. 63, Najafgarh Road, Delhi. The Hon'ble High Court vide judgment dated 01.03.2016 hold that the present case does not fall under section 24(2) but falls within section 24(1)(b) of the RFCTLARR Act, 2013. However, Hon'ble High Court further ordered that petitioners were entitled to compensation in accordance with provisions of the 2013 Act.

The above said judgment dated 01.03.2016 was challenged before the Hon'ble Supreme Court by the petitioner vide SLP No. 26444/2018. The Hon'ble Apex Court vide order dated 21.10.2024 disposed of the SLP in terms of para 66 of the judgment dated 17.05.2024 passed in the said case thereby diluting the judgment dated 01.03.2016 passed by the Hon'ble High Court.

Further, as per para 66 of the judgment dated 17.05.2024 passed by the Hon'ble Supreme Court in *DDA Vs. Tejpal & Ors.* it was hold that the impugned judgment of the Hon'ble High Court in each case is set aside and the acquisition is upheld. However, Hon'ble Supreme Court granted liberty to seek reference under section 18 of the 1894 Act *in accordance with law.*

Now coming to present reference petition filed by petitioner, it is require to understand the procedure pertaining to it. It is given as under:

18. Reference to Court. - (1) Any person interested who has not accepted the award may, by written application to the Collector, require that the matter be referred by the Collector for the determination of the Court, whether his objection be to the measurement of the land, the amount of the compensation, the person to whom it is payable, or the apportionment of the compensation among the persons interested.

(2) The application shall state the grounds on which objection to the award is taken:

Provided that every such application shall be made-

(a) if the person making it was present or represented before the Collector at the time when he made his award, within six weeks from the date of the Collector's award;

(b) in other cases, within six weeks of the receipt of the notice from the Collector under section 12, sub-section (2), or within six months from the date of the Collector's award, whichever period shall first expire.



In the present case it is admitted position that petitioner had not taken compensation with respect to acquired land till date. As per acquisition records, their claim to compensation are also disputed as the land in dispute is recorded in the name of Kisan Metal Pvt. Ltd. and this is also admitted by the petitioners/applicants. It is also pertinent to mention here that petitioners/applicants have not taken necessary steps to take compensation of acquired land or prove their claim over acquired land even after lapse of more than 14 years of acquisition of property in question. i.e property no. 63, Najafgarh Road, Delhi.

As the present petition of the petitioners is regarding enhancement of compensation with respect to property no. 63, Najafgarh Road, Delhi, acquired vide Award no. 5/DC (W)/2011-12 dated 25.05.2012 wherein the claims/shares of petitioners are yet to be decided by the competent court. Therefore, at this stage petitioner claim for enhancement of compensation is immature and hence rejected. Further, the petitioners are in continuous litigation since 2014 and challenged the present acquisition proceeding before the Hon'ble High Court and Hon'ble Supreme Court. Therefore, it is untenable that petitioners had no knowledge about acquisition proceedings.

It is also settled position that the petitioners are not laymen or illiterate who are unaware about legal position in this matter. The Hon'ble Supreme Court of India in para 66 of judgment dated 17.05.2024 provide liberty to seek reference under section 18 of the 1894 Act in accordance with law and the petitioner's case is not covered within the four corners of law. The petitioner even not filed the present reference petition within six week of passing of Hon'ble Supreme Court judgment dated 17.05.2024 which itself shows that petitioner had failed to file the present reference petition within stipulated time and hence rejected.

The present reference petition is disposed of in terms of above said findings.

Announced in the open court on 21th September 2026. File be consigned to record room.




PUNEET KUMAR PATEL
LAND ACQUISITION COLLECTOR/ADM
DISTRICIT CENTRAL DELHI.

Copy for information to:

1. All concerned parties.
2.  DIO, District Central with a direction to upload this order at official website of District Central.
3. Section Officer, Land Acquisition Branch, District Central, Delhi.
4. P.A to D.M (Central), First Floor, Talkatora Building Annexe, New Delhi.