

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2026
[ARISING OUT OF SLP (C) No.26920/2019]

KALUA RAM (DEAD)
APPELLANT(S)

VERSUS

AGRA DEVELOPMENT
AUTHORITY & ORS.

RESPONDENT(S)

WITH

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1907/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1908/2020]

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[@ SLP(C) No. 1912/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1913/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 2658/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1914/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1915/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1916/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1906/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 2659/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1917/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 2660/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1918/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1919/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1920/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1921/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 2957/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1922/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 2656/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 1923/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 4302/2020]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 14426/2023]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 14421/2023]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 14374/2023]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 38654/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 36430/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 36060/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 38606/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 38553/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 38592/2025]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 6851/2026]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 364/2026]

CIVIL APPEAL NO. _____ OF 2026
[@ SLP(C) No. 137/2026]

O R D E R

1. Leave granted.
2. The challenge in the bunch of appeals is to the judgment of the High Court in a bunch of first appeals.
3. The issue before the High Court was determination of compensation for the land acquired by the State.
4. The High Court vide impugned judgment had remanded the matter to the Reference Court for assessment of compensation, while making certain observations.
5. As far as the argument raised by learned counsel for the appellants regarding crucial date for assessment of compensation is concerned, the same should be the date on which the Gazette Notification was issued. If any other later date is taken, the same may leave scope for creation of evidence by jacking up prices.
6. As for appreciation of evidence to determine value of the acquired land is concerned, in terms of settled

position of law, in a given set of facts, the Reference Court can consider subsequent transactions, for which the principles have been well laid down by this Court. As far as other observations made by the High Court regarding certain transactions/auction sale transactions /allotments made prior to the issuance of notification under Section 4 is concerned, in case, the argument raised by learned counsel for the appellants is that those auctions sales were made prior to publication of the notification under Section 4, however, the allotment letters were issued later on, the Reference Court may consider that argument in terms of settled position of law.

7. Needless to add, that the principles on which the assessment of compensation for any acquired land is to be determined are well settled by a series of judgments of this Court, we are not referring to those in the present order.

8. However, in our view, the Reference Court shall keep the judgments in mind and relevance of evidence produced by the parties before the Court for the purpose of assessment of fair compensation for the acquired land.

9. As far as the application for direction (IA

No.40263/2022 in SLP(C) No. 1908/2020) is concerned, in case any such claim is made by the applicant concerned before the Reference Court, the same shall be considered on its own merits.

10. With the aforesaid observations, the appeals are disposed of.

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

.....J
[RAJESH BINDAL]

.....J
[VIJAY BISHNOI]

NEW DELHI;
FEBRUARY 27, 2026

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Petition for Special Leave to Appeal (C) No.26920/2019

[Arising out of impugned final judgment and order dated 25-07-2019 in FA No. 212/2017 passed by the High Court of Judicature at Allahabad]

KALUA RAM (DEAD)

Petitioner(s)

VERSUS

AGRA DEVELOPMENT AUTHORITY & ORS.

Respondent(s)

[IA No. 66473/2024 - APPLICATION FOR PERMISSION
IA No. 60424/2026 - APPLICATION FOR SUBSTITUTION
IA No. 173516/2019 - EXEMPTION FROM FILING O.T.
IA No. 194569/2019 - EXEMPTION FROM FILING O.T.
IA No. 194567/2019 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES]

WITH

SLP(C) No. 1907/2020 (XI)

IA No. 796/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 1908/2020 (XI)

[IA No. 40254/2022 - APPLICATION FOR PERMISSION
IA No. 40263/2022 - CLARIFICATION/DIRECTION
IA No. 1370/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED
JUDGMENT
IA No. 1369/2020 - EXEMPTION FROM FILING O.T.
IA No. 145153/2022 - EXEMPTION FROM FILING O.T.
IA No. 130979/2022 - EXEMPTION FROM FILING O.T.
IA No. 40264/2022 - EXEMPTION FROM FILING O.T.
IA No. 40256/2022 - INTERVENTION/IMPLEADMENT
IA No. 145152/2022 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES]

SLP(C) No. 1909/2020 (XI)

[IA FOR APPLICATION FOR SUBSTITUTION ON IA 243159/2023
IA No. 243159/2023 - APPLICATION FOR SUBSTITUTION]

SLP(C) No. 1910/2020 (XI)

[IA No. 198466/2019 - EXEMPTION FROM FILING C/C OF THE IMPUGNED
JUDGMENT
IA No. 198467/2019 - EXEMPTION FROM FILING O.T.]

SLP(C) No. 1911/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 1912/2020 (XI)

IA No. 3144/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 3145/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 1913/2020 (XI)

SLP(C) No. 2658/2020 (XI)

SLP(C) No. 1914/2020 (XI)

IA No. 2907/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 2908/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 1915/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 1916/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 1906/2020 (XI)

IA No. 245797/2023 - DELETING THE NAME OF PETITIONER/RESPONDENT

IA No. 198560/2019 - EXEMPTION FROM FILING O.T.

SLP(C) No. 2659/2020 (XI)

SLP(C) No. 1917/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 2660/2020 (XI)

IA No. 6600/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 1918/2020 (XI)

[IA No. 2722/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 2723/2020 - EXEMPTION FROM FILING O.T.]

SLP(C) No. 1919/2020 (XI)

[IA No. 1234/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 1235/2020 - EXEMPTION FROM FILING O.T.]

SLP(C) No. 1920/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 1921/2020 (XI)

FOR ADMISSION and I.R.

SLP(C) No. 2957/2020 (XI)

IA No. 7293/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED

JUDGMENT

IA No. 7297/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 1922/2020 (XI)

FOR ADMISSION

SLP(C) No. 2656/2020 (XI)

SLP(C) No. 1923/2020 (XI)

IA No. 467/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 468/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 4302/2020 (XI)

IA No. 20042/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 20043/2020 - EXEMPTION FROM FILING O.T.

SLP(C) No. 14426/2023 (XI)

FOR ADMISSION and I.R. and IA No.113165/2023-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 14421/2023 (XI)

IA No.109086/2023-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.109088/2023-EXEMPTION FROM FILING O.T.

SLP(C) No. 14374/2023 (XI)

IA No. 120924/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 120925/2023 - EXEMPTION FROM FILING O.T.

SLP(C) No. 38654/2025 (XI)

FOR ADMISSION and I.R.

IA No. 338655/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 36430/2025 (XI)

SLP(C) No. 36060/2025 (XI)

FOR ADMISSION and I.R.

IA No. 323691/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 38606/2025 (XI)

IA No. 338101/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 38553/2025 (XI)

IA No. 337743/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SLP(C) No. 38592/2025 (XI)

IA No. 337955/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED

JUDGMENT

SLP(C) No. 6851/2026 (XI)

SLP(C) No. 364/2026 (XI)

IA No. 3527/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 3528/2026 - EXEMPTION FROM FILING O.T.

SLP(C) No. 137/2026 (XI)

IA No. 1985/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 1988/2026 - EXEMPTION FROM FILING O.T.

SLP(C) No. 2483/2026 (XI)

Date : 27-02-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE RAJESH BINDAL

HON'BLE MR. JUSTICE VIJAY BISHNOI

For Petitioner(s) : Mr. Pranaya Kumar Mohapatra, AOR

Mr. Rajesh Kumar, Adv.

Mr. Ashwini Kumar, Adv.

Mr. E. C. Agrawala, AOR

For Respondent(s) : Mr. Sudhir Kulshreshtha, AOR [on VC]

Mr. Sameer Kulshrestha, Adv.

Mr. D. Ashok Rajagopalan, AOR

Ms. Madhu Tyagi, Adv.

Mr. Dr. Rajeev Sharma, AOR

Mr. Viresh Kumar Bhawra, Adv.

Mr. Rajneesh Tingal, Adv.

Mr. Raghuvir Sharma, Adv.

Mr. Suresh Chand, Adv.

Mr. Kapil Sharma, Adv.

Ms. Meena Hasan, Adv.

Ms. Km Monika, Adv.

Mr. Prashant Sharma, Adv.

Mr. Manish Arora, Adv.

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

Leave granted.

The appeals are disposed of in terms of the

signed order.

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

**(KRITIKA TIWARI)
SENIOR PERSONAL ASSISTANT**

**(AKSHAY KUMAR BHORIA)
COURT MASTER (NSH)**

{signed order is placed on file}