

Order QR

THE HIGH COURT OF JUDICATURE AT MADRAS

Order reserved on : 23.09.2026

Order pronounced on : 16.10.2026

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THE HON'BLE MR. JUSTICE P.B.BALAJI

CRP.No.3778 of 2026
& CMP.No.16395 of 2026

M/s.Sagar Builders,
Represented by its Proprietor Vimal Chand
Karaikal.

.. Petitioner

Vs.

1.The Union of India,
represented by the Secretary,
Revenue Department,
Government of Puducherry.

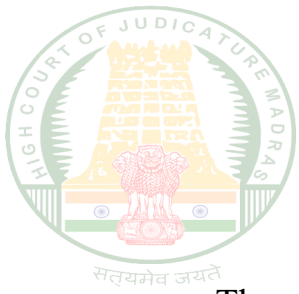
2.The Deputy Collector (Revenue) cum
Land Acquisition Officer, Karaikal.

.. Respondents

Prayer : Civil Revision Petition filed under Section 115 of CPC, to set aside the interim order in E.P.No.32 of 2021 in L.A.O.P.No.01 of 2004 dated 09.09.2025, on the file of the learned District Judge, Karaikal and consequently, to direct the respondents to pay a sum of Rs.13,63,45,119.40/- to the petitioner.

For Petitioner : Mr.Arun C.Mohan
for Mr.T.Prabhu

For Respondents : Mr.P.S.Kothandaraman
Government Pleader (Puducherry)



Order QR

ORDER

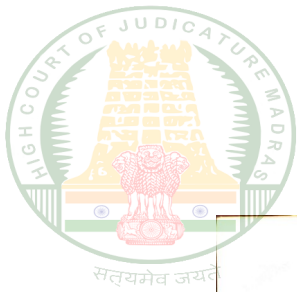
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The claimant-decree holder in E.P.No.32 of 2021 in LAOP.No.1 of 2004 is the revision petitioner, aggrieved by the order of the learned District Judge, Karaikal, dated 09.09.2025, directing the respondents- judgment debtors to pay Rs.33,64,42,33.47/-, together with interest at 15% per annum from 01.09.2025.

2.I have heard Mr.Arun C.Mohan, for Mr.T.Prabhu, learned counsel for the revision petitioner and Mr.P.S.Kothandaraman, learned Government Pleader (Puducherry) for the respondents.

3.After hearing the learned counsel for the parties, noticing that the adjudication in the revision petition would require proper calculations to be made, I directed both the learned counsel for the petitioner, as well as the respondents to file their detailed calculation memos.

4.The petitioner-claimant filed a calculation memo dated 15.09.2026. The same is scanned and extracted hereunder:



Order QR

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IN THE HIGH COURT OF JUDICATURE AT MADRAS
(CIVIL APPELLATE JURISDICTION)
C.R.P. (PD). No. 3778 OF 2026
AGAINST
E.P No.32/2021
IN
L.A.O.P No.01/2004
(On the file of the Hon'ble District Judge at Karaikal)

M/s. Sagar Builders,
represented by its Proprietor Vimal Chand,
Karaikal.

.... Petitioner/Petitioner / Decree Holder

-Vs-

1.The Union of India,
represented by The Secretary Revenue Department,
Government of Puducherry and another

.... Respondents /Respondents / Judgment Debtors

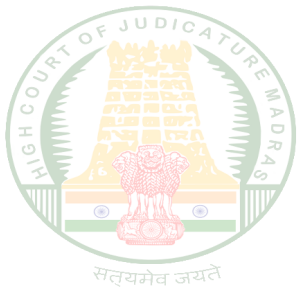
REVISED CALCULATION MEMO FILED BY THE PETITIONER

Sl. No.	Particulars	Amount (in ₹)
1	Details of Acquired Land: Town Survey No. L/6/61/2, Ward 'L', Block 6, Oduthurai Village	—
2	Extent of Acquired Land: 06.94.50 Hectares = 694.50 Ares	—
3	Enhanced Land Rate: Fixed by Hon'ble High Court in A.S. No. 812 of 2009 (Dated 22.01.2020)	₹49,500 per Are
4	Total Market Value of Land: (694.50 acres x ₹49,500) under Sec. 23(1) of LAA, 1894	₹3,43,77,750.00
5	Solatium @ 30%: under Sec. 23(2) of LAA, 1894 on Sl. No. 4	₹1,03,13,325.00



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Sl. No.	Particulars	Amount (in ₹)
6	Additional Market Value @ 12% p.a.: under Sec. 23(1-A) for 263 days (15.03.2002 to 02.12.2002) on Sl. No. 4	₹29,72,498.00
7	Total Principal Compensation Base: (Sl. No. 4 + 5 + 6) as on Interim Award Date (16.09.2002)	₹4,76,63,573.00
8	LESS: Compensation Received under Interim Award on 16.09.2002	(-) ₹2,78,40,149.00
9	Net Outstanding Principal Balance as on 16.09.2002 (Sl. No. 7 - 8)	₹1,98,23,424.00
10	Statutory Interest @ 9% p.a.: under Sec. 28/34 on Sl. No. 9 from 16.09.2002 to 31.07.2003 (319 days)	₹15,59,261.00
11	Total Amount Payable as on 31.07.2003: Principal (₹1,98,23,424) + Accrued Interest (₹15,59,261) (Sl. No. 9 + 10)	₹2,13,82,685.00
12	LESS: Compensation Received under Final Award on 31.07.2003	(-) ₹73,73,635.00
13	Appropriation of Deposit dated 31.07.2003 • First adjusted toward Accrued Interest (Sl. No. 10): ₹15,59,261.00 • Balance adjusted toward Principal (₹73,73,635 - ₹15,59,261): ₹58,14,374.00	—
14	Remaining Unpaid Principal Balance as on 31.07.2003 (₹1,98,23,424 - ₹58,14,374)	₹1,40,09,050.00
15	Statutory Interest @ 9% p.a.: on remaining principal (₹1,40,09,050) for remaining 46 days of 1st year (01.08.2003 to 15.09.2003)	₹1,58,897.00
16	Total Principal & Shortfall Payable as on 15.09.2003 (Sl. No. 14 + 15)	₹1,41,67,947.00



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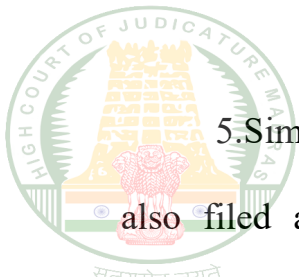


Order QR

Sl. No.	Particulars	Amount (in ₹)
17	Statutory Interest @ 15% p.a.: under Proviso to Sec. 28 on Sl. No. 16 from 16.09.2003 to 26.10.2022 (6,980 days)	₹4,06,40,652.00
18	Total Enhanced Compensation Due as on 26.10.2022 (Sl. No. 16 + 17)	₹5,48,08,599.00
19	LESS: Amount Deposited in Court by LAO on 26.10.2022	(-) ₹4,80,35,751.00
20	Net Balance Unpaid Compensation as on 26.10.2022 (Sl. No. 18 - 19)	₹67,72,848.00
21	Statutory Interest @ 15% p.a.: on Sl. No. 20 from 26.10.2022 to 30.06.2026 (1,343 days)	₹37,38,054.00
22	Total Compensation Payable as on 30.06.2026 (Sl. No. 20 + 21)	₹1,05,10,902.00
23	LESS: Partial Remittance Deposited vide TRD No. T26/HTDP/0701343	(-) ₹36,46,882.00
24	NET BALANCE COMPENSATION PAYABLE TO PETITIONER AS ON 01.07.2026 (Sl. No. 22 - 23)	₹68,64,020.00

Dated at Chennai on this the 15th day of September of 2026


Counsel for Petitioner



Order QR

5. Similarly, the learned Government Pleader (Puducherry) for the respondents

also filed a calculation memo dated 23.09.2026, which is scanned and extracted

hereunder:

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

(APPELLATE JURISDICTION)

C.R.P. (PD). No. 3778 of 2026

Against

E.P No.32/2021

	compensation, the award of the Court may direct that the collector shall pay interest on such excess at the rate of [nine per centum] per annum from the date on which he took possession of the land to the date of payment of such excess into Court"	
6	Total additional Market value of the land, due to enhancement; (694.5 Ares X Rs.13,359)	92,77,825.50
7	30% Solatium on Land Cost(Sl. No:6)	27,83,347.65
8	12% Additional Market Value on (Sl No:6) for 263 days for the period from 15-03-2002 to 02-12-2002	8,02,214.17
9	Total Principal Compensation Base: (Sl. No.6+7+8) as on Interim Award dated 16-09-2002 (date of passing of Interim Award)	12863387.32
	Note: Sl. 8 & 9 of the Petitioner's calculation Memo is NOT applicable here, as the calculation is done on the difference in rate of compensation, as per Section 28 of the LAA, 1894.	
10	Statutory interest @ 9% p.a. under Section 28/34 on Sl. No.9 for the first one year (i.e., from 16-09-2002 to 15-09-2003)	1157704.85
11	Statutory interest @ 15% p.a. under Section 28/34 on Sl. No.9 from 16-09-2003 to 30-09-2022 (6955 days)	36766380.33
12	Total Enhanced Compensation payable as on 30-09-2022 (Rounded) (Sl.No. 9+10+11)	50787472.50
13	Enhanced compensation calculated upto 30-09-2022 already remitted in the District Court, Karaikal, vide TRD No:T19/MTDB 0127171 dated 27-10-2022, drawn on Indian Bank, Karaikal Branch	4,80,35,751.00
14	Balance enhanced compensation payable as on 01-10-2022 (Sl.No.12 - 13)	2751721.50
	Note: The balance enhanced compensation payable (Sl.No.14) is less than the total enhanced compensation (Sl.No.9) and this is due to the reason that part of the principal is paid (covered up) from the part payment (Sl.No.13). Therefore, Sl.No.14 is the outstanding principal amount for which 15% interest is to be paid.	
15	Statutory interest @ 15% p.a. under Section 28/34 on Sl. No.14 from 01-10-2022 to 30-06-2025 (1369 days)	1548126.05
16	Total enhanced compensation payable as on 30-06-2025 (Sl.No.14+15)	4299847.55
17	Enhanced compensation calculated upto 30-06-2026 already remitted in the District Court, Karaikal, vide TDR No:T26/HTDP 0701343 dated 29-06-2026, drawn on Puducherry Grama Bank, Karaikal Town Branch	36,46,882.00
18	Balance enhanced compensation payable as on 01-07-2026 (Sl.No.15 - 16)	6,52,965.55

Therefore, an amount of Rs.6,52,965.55/- is to be paid by the LAO to the Land Owner, along with 15% from 01-07-2026 till date of payment.

This deficient amount of Rs.6,52,965.55/- was caused due to the reason that previously, the interest was calculated from the date of passing of the Final Award on 31-07-2003 instead of the date of passing of the Interim Award on 16-09-2002.

Dated at Chennai this 1st 23rd
Sep, 2026

Counsel for the respondents



Order QR

6. There is no dispute with regard to the compensation awarded by this Court in A.S.No.812 of 2009 by judgment dated 22.01.2020, awarding Rs.49,500/- per acre. The land which is subject matter of acquisition is 694.50 acres and therefore, the total compensation payable in terms of the award of this Court works out to Rs.3,43,77,750/-. It is not in dispute that the petitioner is entitled to solatium at 30% on the market value of Rs.3,43,77,750/-, which works out to Rs.1,03,13,325/-. The petitioner is also entitled to additional market value at 12% per annum for 263 days that is from 15.03.2002 up to 02.12.2002 on the market value of Rs.3,43,77,750/-. On this head of additional market value, the petitioner is entitled to further Rs.29,72,498/-. The total amount, therefore, due and payable to the petitioner is Rs.4,76,63,573/-.

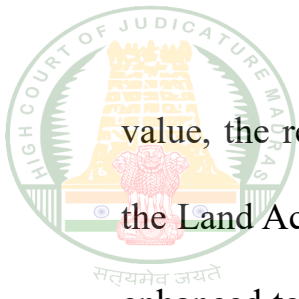
7. Admittedly, in and by an interim award dated 16.09.2002, the petitioner has paid Rs.2,78,40,149/-. The balance outstanding payable as on 16.09.2002 is therefore Rs.1,98,23,424/-. The petitioner is entitled to statutory interest at the rate of 9% per annum on the outstanding amount from 16.09.2002 to 31.07.2003 (319 days), which works out to Rs.15,59,261/- and adding the said interest component, the outstanding amount payable by the respondent is Rs.2,13,82,685/-. Since a final award was passed on 31.07.2003 and a further amount of Rs.73,73,635/- was paid to the petitioner, the unpaid amount boils down to Rs.1,40,09,050/-. The petitioner is entitled to statutory



Order QR

interest at 9% per annum on the said Rs.1,40,09,050/- for 46 days remaining in year that is on 01.08.2003 to 15.09.2003, which works out to Rs.1,58,897/-. Adding this to the remaining unpaid balance outstanding, the net amount payable is Rs.1,41,67,947/-. After the period of first year, the petitioner is entitled to statutory interest at 15% per annum on Rs.1,40,09,050/- from 16.09.2003 to 26.10.2022, which works out to Rs.4,01,84,863/- (I am also rejecting the erroneous approach adopted by the petitioner while calculating the interest payable at 15% per annum from the second year onwards on the unpaid compensation amount since the petitioner has already included the interest component at 9% per annum, payable for the first year and has taken it into account to arrive at interest payable at 15% per annum from the second year onwards). The total compensation therefore due to the petitioner is Rs.5,43,52,810/-.

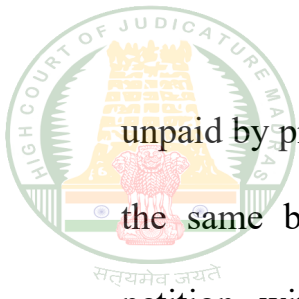
8. Admittedly, a sum of Rs.4,80,35,751/- has been paid/deposited by the Land Acquisition Officer on 26.10.2022 and the net unpaid compensation amount is therefore Rs.63,17,059/-. It is needless to state that on this unpaid compensation, the petitioner is entitled to statutory interest at 15% per annum from 26.10.2022 to 30.06.2026, which works out to Rs.34,86,497/-. After adjustment of partial remittance made by the respondent vide TDR.No.T26/HTDP 0701343 dated to the tune of Rs.36,46,882.00/-, the balance amount payable as on 01.07.2026 is Rs.61,56,674/-. The calculation filed by the respondents is flawed, for more than one reason. Firstly, while arriving at the market



Order QR

value, the respondents have merely adopted the difference in rate per acre awarded by the Land Acquisition Officer and this Court, forgetting for a moment that the award was enhanced to Rs.49,500/- and therefore, the rate originally fixed by the Land Acquisition Officer and confirmed by the Reference Court was also due and payable to the revision petitioner. Therefore, the entire calculation proceeding on the difference in rate alone is clearly fallacious and no credence can be given to the said calculation arrived at by the respondents.

9. In the light of the above, the Civil Revision Petition is allowed and the order dated 09.09.2025 in E.P.No.32 of 2021 in L.A.O.P.No.01 of 2004, on the file of the learned District Judge, Karaikal is set aside. The petitioners are entitled to Rs.61,56,674/- and since this amount is payable as of 01.07.2026, the respondents are directed to directly pay the said amount, without any further delay, within a period of four weeks from the date of receipt of a copy of this order and on such payment, it shall be received in full and final settlement and satisfaction of the award amount, without insisting on further and future interest component. However, if the respondents do not pay the amount of Rs.61,56,674/- arrived at herein above, within the period stipulated herein above, then it is needless to state that the petitioners are not obligated to waive their right to claim future interest and it shall be open to the petitioner to proceed to claim the same as well, along with the remaining amounts that are due and remain



Order QR

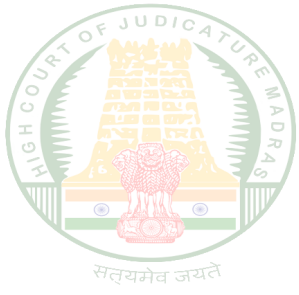
unpaid by proceeding with the execution petition, in accordance with law. In the event of the same becoming necessary, the Executing Court shall dispose of the execution petition, within a period of six weeks, in accordance with law.. No costs. Connected Civil Miscellaneous Petition is closed.

16.10.2026

Neutral Citation Case : Yes / No
Speaking / Non-speaking order
Index : Yes/No
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To

- 1.The District Judge, Karaikal.
- 2.The Union of India,
represented by the Secretary,
Revenue Department,
Government of Puducherry.
- 3.The Deputy Collector (Revenue) cum
Land Acquisition Officer, Karaikal.



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Order QR

P.B.BALAJI.J,

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Pre-delivery order made in
CRP.No.3778 of 2026

16.10.2026