

GAHC030004582026



THE GAUHATI HIGH COURT
(HIGH COURT OF ASSAM, NAGALAND, MIZORAM AND ARUNACHAL PRADESH)

Case No. : PIL/3/2026

Citizen Alliance for Truth and Justice (CATAJ) and Anr.
(Society Registration No. MSR 1729 of 11.11.2024), R/b it co-ordinator Dr. J.M.
Vanlalhriata S/o Sh. Capt. Thangthuama (L), R/o H/2-39, Mission Vengthlang,
Aizawl, Mizoram 2: Rev. Zaidarhzauva
S/o Sh. Malsawma R/o MV-16
Mission Veng
Aizawl
Mizora

VERSUS

Union of India and 15 Ors.
R/b the Secretary, Ministry of Defence, Government of India, South Block, New
Delhi - 110011 2:The Indian Air Force
r/b the Chief of the Air Staff

Air Headquarters
Vayu Bhawan
Rafi Marg
New Delhi - 110011

3:The Air Officer Commanding-in-Chief
Eastern Air Command
Indian Air Force

Shillong
Meghalaya

4:The Senior Officer-in-Charge (Administration)
Headquarters
Eastern Air Command
Indian Air Force

Shillong

Meghalaya

5:The Director General
Defence Estates
Ministry of Defence
Raksha Sampada Bhawan

Ulaanbaatar Marg
Delhi Cantonment
New Delhi - 110010

6:The Defence Estate Officer

Guwahati Circle
Ministry of Defence
Guwahati
Assam

7:The State of Mizoram R/b the Chief Secretary

Govt. of Mizoram
New Secretariat Complex
Aizawl
Mizoram

8:The Secretary to the Govt. of Mizoram
Land Revenue and Settlement Department

Govt. of Mizoram
New Secretariat Complex
Aizawl
Mizoram

9:The Director
Land Revenue and Settlement Department

Govt. of Mizoram
Aizawl
Mizoram

10:The Deputy Commissioner-cum-Competent Authority for Land Acquisition

Aizawl District
Govt. of Mizoram
Aizawl
Mizoram

11:The Sub-Registrar

Aizawl District
Land Revenue and Settlement Department

Govt. of Mizoram
Aizawl
Mizoram

12:The Sub-Registrar
Mamit District
Land Revenue and Settlement Department

Govt. of Mizoram
Mamit
Mizoram

13:The President
Village Council
Lengpui Village
Aizawl District
Mizoram

14:Sh. Rohmingliana
S/o Late Sh. C.L. Thuama
R/o Vaivakawn
Aizawl
Mizoram

15:Sh. Henry Lalremsanga Hlawnmual
S/o Sh Thanhkira
R/o Bawngkawn
Aizawl
Mizoram

16:IDBI Bank r/b its Regional Head/Authorised Officer

Regional Office
Guwahati
Assa

Advocate for the Petitioner : Mr. Joseph Lalchhanhima Renthlei

Advocate for the Respondent : Ms Zairemsangpuui, CGC for R 1-6

BEFORE
HONOURABLE MR. JUSTICE MICHAEL ZOTHANKHUMA
HONOURABLE MR. JUSTICE BUDI HABUNG
JUDGMENT / ORDER

Date : **27.07.2026**
(M. Zothankhuma, J)

1. Heard Mr. Joseph Lalchhanhima Renthlei, learned counsel for the petitioners i.e. Citizen Alliance for Truth and Justice (CATAJ), which is a registered Society having registration No. MSR 1729 of 11/11/2024 and Rev. Zaidarhzauva. The petitioners have brought into question the acquisition of approximately 110 Bighas of land at Lengpui village, for establishment of Indian Air Force Administrative Establishment for a sum of Rs. 1,98,78,55,155/- and disbursement of the said amount to the respondent nos. 14 & 15, who are not the land owners.

2. The case of the petitioners is that lands covered by 7 Land Settlement Certificates (LSCs) have been acquired by the State Government, the particulars of which are as follows :-

Sl No.	Name	Pass (LSC) No.	Total amount of compensation
1	K. Lalduha	LSC 13(A) of 2005	204197245.3
2	Lalthlamuani	LSC &(A) of 2005	388000341.7
3	H L Samuel	LSC 2(A) of 2005	275665132/-
4	Biaklawma	LSC 12(A) of 2005	150682541.6
5	Lalrinpari	LSC 11(A) of 2005	283642574.9
6	Thanzuala	LSC 5(A) of 2005	79225785.04

7	Ramfangzauva	LSC 6(A) of 2005	140406775.4
8	Ramfangzauva	LSC 6(A) of 2005	357205945.4

3. The above 7 LSCs had been acquired under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (*hereinafter referred to as the Act*) through Award No. F.14011/327/20225-DC(A)/L&B dated 24/07/2025. Interestingly, the land owners of 3 of the LSCs i.e. K. Lalduha, H.L. Samuel and Ramfangzuava, have made certificates to the effect that they did not know how their land covered by Village Council Passes had been converted into LSCs and that they were not involved in any Sale Deed or Transaction, regarding sale of their land to the respondent no. 14, who has received Rs. 69,99,60,000/- as compensation, while the respondent no. 15 had received the balance Rs. 117,19,26,340/-.

4. The petitioners' counsel has taken us through the 7 LSCs and the 7 Sale Deeds showing the sale of the 7 plots of land to the respondent no. 14 on 09/05/2005. However, none of the Sale Deeds have been registered as per the Indian Registration Act, 1908, as amended for the State of Mizoram.

5. The petitioners' counsel has also taken us through a document purportedly made by the 7 Land Owners in favour of the respondent no. 14 on 02/09/2019, authorising the respondent no. 14 to do whatsoever necessary, for getting payment of compensation for acquisition of their lands. We have also been taken through a letter dated 25/09/2019 issued by the Additional Deputy Commissioner (E), Aizawl District, Aizawl, pertaining to the meeting minutes held in the Office of the Additional Deputy Commissioner on 24/09/2019 in connection with acquisition of land by the Indian Air Force at Siphir Village.

6. We have also been taken through the undertaking dated 18/07/2025 made by the respondent no. 14, which is to the effect that he could not produce the original LSCs of the acquired lands as he had mortgaged all the said LSCs in the IDBI Bank, Regional Office, Guwahati, to avail a loan which they had not been liquidated. As such, he undertook that if Rs. 30 crores out of Rs. 70 crores of compensation, was partly disbursed to him, the same would be utilised by the respondent no. 14 to clear his dues and redeem all the original copies of the LSCs from the IDBI Bank, Regional Office, Guwahati, which would then be submitted to the Office of the District Collector, Aizawl.

7. We are of the view that the State respondents would have to clarify as to how compensation could have been disbursed to the respondent nos. 14 & 15, when they were not the land owners, inasmuch as, the Sale Deeds were not registered. Further, 3 of the land owners, i.e, K. Lalduha, H.L. Samuel and Ramfangzuava have made certificates, which are part of Annexures- 30, 31 and 32, denying that they had converted their Village Council Passes into LSCs or had sold their land to the respondent no. 14. What is the basis for giving compensation amount to the respondent nos. 14 & 15 and not to land owners, would have to be clarified by the State respondents.

8. Issue notice returnable on 25/08/2026.

9. Ms. Zairemsangpuii, learned CGC, accepts notice on behalf of the respondent nos. 1 to 6, while Ms. Linda L. Fambawl, learned Additional Advocate General, Mizoram, accepts notice on behalf of the respondent nos. 7 to 12. Extra copies of the PIL petition, requisite in numbers, be furnished to the learned counsels for the respondents within 2 days.

10. Petitioners to take steps for service of notice on the respondent nos. 13

to 15 by Speed Post and usual mode within 2 days.

11. List the matter on 25/08/2026, by which date the respondents should file their affidavits.

JUDGE

JUDGE

Comparing Assistant