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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ RSA 26/2022 & CM APPL. 12715/2022
DELHI DEVELOPMENT AUTHORITYAppellant
Through: Counsel (appearance not given).

versus
SATISH MONGA & ORS.Respondents
Through: Mr. Vipin Nandwani, Advocate for R-1.
Mr. Shazeb and Mr. Arman U. Qureshi, Advocates for R-2.
Mr. Tushar Sannu, Mr. Saurabh Pandey and Mr. Abhinav Jha, Advocates for GNCTD.

CORAM:
HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

% **ORDER**
11.12.2025

Though the appeal has been pending since 2022, substantial questions of law have *still* not been framed.

2. The court has heard learned counsel for the appellant as well as learned counsel for the respondents on the above aspect.
3. Counsel for the appellant has drawn attention to the proposed questions of law set-out in para 2 of the Memo of Appeal.
4. After considering the submissions made, in the opinion of this court, the following substantial questions of law arise in the matter:
 - 4.1. Whether, as held by the first appellate court, the suit property can vest in the appellant *only* by acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, and a notification by



the Central Government under section 22(1) of the Delhi Development Act, 1957 *alone* is not sufficient.

- 4.2. Whether an issue was required to be framed by the learned trial court with respect to the 'title' of the suit property, even though from the notifications issued by the Government it is evident that the property vests in the appellant and is government property.
- 4.3. Whether the learned trial court and the learned first appellate court have correctly applied the decision of the Supreme Court in ***Anathula Sudhakar vs. P. Buchi Reddy***¹.
5. Learned counsel for the parties are directed to file brief synopses of their respective submissions, alongwith a list of judicial precedents they seek to rely upon before the next date, not exceeding 05 pages; with copies to the opposing counsel.
6. Re-notify on 25th March 2026.
7. In the meantime, let trial court record alongwith first appellate court record be requisitioned in electronic form; and copy thereof be supplied to counsel on request.

ANUP JAIRAM BHAMBHANI, J

DECEMBER 11, 2025/ak

¹ (2008) 4 SCC 594