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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) 3425/2020

M/S NEEL BUILDERS PVT. LTD. Petitioner
Through Mr .Dilip Singh, Adv.

versus

DELHI DEVELOPMENT AUTHORITY Respondent
Through Ms.Niharika Ahluwalia, Adv. for
DDA

CORAM:
HON'BLE MR. JUSTICE JAYANT NATH

ORDER

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23.10.2020

This hearing is conducted through Video-Conferencing.

CM No. 27336/2020

1. This application is filed by the petitioner for an interim direction to the respondent to complete the conversion of leasehold to freehold on deposit of 50% of the demand on account of ground rent and interest for Plot No. 56, Pkt-2, Jasola, Delhi. Other connected reliefs are also sought.
2. The case of the petitioner is that in 2004, the petitioner being the successful bidder deposited a sum of Rs.39,25,000/- and the possession of the plot was handed over on 10.03.2011 and a lease deed was executed on 30.03.2011. A supplementary lease deed was also executed. On 14.08.2018, the petitioner applied for conversion of the plot from leasehold to freehold. On 08.03.2019, DDA informed the petitioner that the ground rent with interest of Rs.54,21,637/- is payable. On 22.03.2019, an amount of Rs.10lakhs was deposited by the petitioner. The petitioner has by the present



writ petition challenged the demand raised by letter dated 08.03.2019 seeking Rs.54,21,637/- on account of ground rent plus interest which includes ground rent of Rs.35,25,729/- and interest of Rs. 18,95,908/-.

3. Learned counsel for the petitioner states that the petitioner is in urgent need of converting the property into freehold.

4. It was put to the learned counsel for the petitioner that unless he deposits the full amount, no interim directions can be passed.

5. After some arguments, learned counsel for the petitioner agrees that without prejudice to his rights and contentions, the petitioner will deposit the entire demanded amount i.e. Rs.54,21,637/- minus(–) Rs. 10 lakhs which he has already deposited. This payment shall be made by the petitioner subject to further orders of the court.

6. Once the petitioner deposits the said ground rent plus interest as demanded by communication dated 08.03.2019 by DDA, the respondent DDA shall forthwith process the case of the petitioner for conversion of the plot into freehold as per law. Needful be done within four weeks.

7. Nothing further survives in this application. The application is disposed of.

JAYANT NATH, J

OCTOBER 23, 2020
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