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

+ **CONT.CAS(C) 681/2025**

KIRAN ARORA

.....Petitioner

Through: Mr. Ninad Dogra, Adv.

versus

VIJAY KUMAR SINGH

.....Respondent

Through: Mr. Tushar Sharma, Mr. Utkarsh &
Ms. Aqsa, Advs. for DDA

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

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01.05.2025

CM APPL.26158/2025 (Exemption)

1. Exemption is allowed, subject to all just exceptions.
2. Application stands disposed of.

CONT.CAS(C) 681/2025

1. This petition has been filed alleging wilful disobedience of judgment dated 11th November 2024 passed by this Court in **W.P.(C) 15658/2024**, wherein the following directions were passed:

1. Petitioner is stated to be a senior citizen who contends that she has been compelled to invoke the extraordinary jurisdiction of this Court on account to total inaction on the part of the respondent Authority.



2. According to the petitioner, she had purchased property in question i.e. First Floor, Plot No.57, Mandakini Plotted Housing Society (NRI Complex), New Delhi way back in the year 1997. She approached respondent - Delhi Development Authority (DDA), time and again, for the purposes of conversion of her said property into a freehold one and even executed various documents, as were advised by the respondent from time to time. She also deposited the 'conversion charges' way back in the year 2017. However, she submits that she has not received any concrete response and, therefore, the present petition has been filed seeking issuance of a writ directing DDA to do the needful.

3. Learned counsel for DDA appears on advance notice and states that he is yet to receive any instruction in this regard, either way. He, however, does admit that as per the contentions made in the petition, the petitioner seems to be raising her grievance for quite some time.

4. The averments made in the petition have been gone into and keeping in mind the overall facts and circumstances of the case and the fact that the petitioner is a senior citizen, the present petition is disposed of with direction to the respondent DDA to consider the request made by the petitioner regarding conversion of her property from *leasehold to freehold* within *ten weeks* from today, in accordance with law.

5. Needless to say, in case any document is required to be submitted further by the petitioner for the purposes of enabling the respondent to do the needful conversion, the petitioner would supply the same and the time taken by her during such supply of documents shall be excluded from the aforesaid period of ten weeks. It is expected that if there is any such requirement, the respondent Authority would send requisite communication in this regard to the petitioner within three weeks from today.



6. It is, however, clarified that this Court has not made any observation with respect to the fact whether the property in question can be converted into freehold or not and it will be entirely upto the concerned Authority to take appropriate decision in this regard in accordance with law.

2. Counsel for the petitioner states that the same has not been complied with till date.

3. Issue notice.

4. Counsel for respondent, Delhi Development Authority ('DDA'), accepts notice and states that he tried to make an attempt to contact the concerned officer, so that the instructions could be recorded in today's order itself, but the attempt proved futile. He further states that he shall take instructions in this regard.

5. Considering that the order was passed in November 2024 with directions for conversion of property from leasehold property to freehold within 10 weeks, but till date no communication has been received by petitioner from the DDA, nor is there any update. This complete silence on the part of DDA does not augur well for petitioner, who is a senior citizen, and awaiting justice.

6. It is, accordingly, directed that in the event compliance is not made prior to the next date, concerned officer from the DDA shall remain present before the Court, either physically or *through* VC, and the Court will be constrained to pass strictures.

7. List for '*compliance*' on 21st May 2025.

8. Order be uploaded on the website of this Court.

ANISH DAYAL, J

MAY 1, 2025/sm/bp