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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, Advocate.
versus

VIJAY KUMAR SINGH

.....Respondent

Through: Mr. Tushar Sannu, Advocate DDA
with Mr. Pushkar Dwivedi, Advocate.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

21.05.2025

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1. *Mr. Tushar Sannu*, Advocate appears for DDA and has handed over a speaking order dated 20th May 2025 passed by the DDA purportedly in compliance with judgment date 11th November 2024.
2. He has taken us through the speaking order which effectively states that the petitioner was requested to attend the office of the DDA on 10th May 2022 and had submitted a copy of the chain of documents.
3. As per the DDA's speaking order, the documents have been examined now and they have found various infirmities in the said documents. As a conclusion, it is stated that the original file is not traceable and the Department has tried hard to collect the information but the file is still not traceable and the documents can't be verified.
4. *Mr. Sannu*, therefore, prays for two months' time for the department to take further steps in this direction.



5. Counsel for the petitioner, however, points out that this issue of un-traceability of the file had been raised by the DDA, even in 2017 and he has placed an averment in this regard, in his petition, as under:

l. That sometime in the year 2017 the Petitioner was shocked to know that the official file was misplaced from the office of the Respondent authority. The officials of the Respondent authority requested the Petitioner (after lapse of considerable time period) to reconstruct part file and submit fresh documents. The Petitioner was also called upon to pay the applicable conversion charges.

m. The Petitioner on the asking of the Respondent authority deposited a sum of Rs. 4,34,828/- (Rupees Four Lacs Thirty Four Thousand Eight Hundred and Twenty Eight Only) towards conversion charges. Thus, the Petitioner in total has paid a sum of Rs 7,86,225/- (Rupees Seven Lacs Eighty Six Thousand Two Hundred and Twenty Five Only) as far back as in 2006 and 2017 yet the Respondent authority has not decided her application. Copies of proof of payment of conversion charges by the Petitioner to the Respondent authority is being annexed herewith and marked as **ANNEXURE-A9.**



n. The Petitioner, along with depositing the charges as called upon by the Respondent authority, also submitted fresh set of following documents:-

Sl. no.	Document	Executed by
1.	Indemnity Bond dated 19.09.2018.	Kiran Arora
2.	Undertaking dated 13.09.2017	Kiran Arora
3.	Affidavit dated 13.09.2007	Kiran Arora
4.	Undertaking dated 13.09.2017	Kiran Arora
5.	Indemnity Bond dated 13.09.2017	Kiran Arora
6.	Indemnity Bond dated 13.09.2017	Kiran Arora

Copies of documents submitted by the Petitioner with the Respondent authority in 2017 & 2018 are being annexed herewith and marked as **ANNEXURE-A10**.

6. Counsel for the petitioner, further states that a certified copy of the perpetual lease deed of 6th September 1995 has also been presented, to the DDA, said deed has been executed by the DDA itself, and therefore, this should not require any further verification.

7. The position taken by the DDA is extremely unfair and suspect, considering that from 2017 when this issue had been active for the purpose of conversion, it has taken them eight years (*three years since the reconstructed file was presented by the petitioner*) and various orders from this Court, to arrive at the same conclusion, that was arrived at, in 2017 i.e. '*a misplaced file*'.

8. Accordingly, Mr. Kuldeep Kumar, Director R&L will be present on



the next date of hearing, to explain as to the steps they intend to take, with respect to this conversion.

9. *Mr. Sannu* states that the very fact they have decided their representation by order dated 20th May 2025, will amount to compliance with the judgment, which is refuted by the counsel for petitioner saying that it is not constructive compliance because they have re-looped the matter back, to 2017.

10. This aspect will be considered on the next date of hearing. Mr. Kuldeep Kumar, Director R&L will be present in person or *though VC*.

11. Additional report will be filed by the DDA, in the meantime, pursuant to submissions made *by Mr. Sannu*, that more time was required for the DDA to analyse the documents.

12. List on 19th September 2025.

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

ANISH DAYAL, J

MAY 21, 2025/RK/kp