



\$~11

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

+ **LPA 373/2025 & CM APPL. 34809/2025**

DELHI DEVELOPMENT AUTHORITY

.....Appellant

Through: Mr.Sanjay Vashishtha, Mr.Siddhartha
Goswami, Ms.Geetanjali Reddy and
Mr.Aditya Sachdeva, Advs.

versus

M/S NATH INTERNATIONAL CORPORATIONRespondent

Through: Mr.Prosenjeet Banerjee, Mr.amer
Vaid and Ms.Anshika Sharma, Advs.

CORAM:

HON'BLE THE CHIEF JUSTICE

HON'BLE MR. JUSTICE TUSHAR RAO GEDELA

ORDER

% **08.09.2025**

1. Learned counsel representing the appellant-DDA has tendered to the Court a Demand Notice dated 21.08.2025, demanding certain charges for conversion of lease rights into free hold rights of the plot in question. The said notice along with the other bunch of papers is taken on record.

2. As per the said notice, the appellant-DDA has demanded the amounts under the following heads:-

- 1) Ground rent – Rs. 7,61,751/-
- 2) Interest on ground rent – Rs.6,06,154/-
- 3) Balance conversion charges – Rs.82,800/-
- 4) Subletting charges – Rs.3,88,440/-
- 5) Interest on belated payment – Rs.5,52,657/-
- 6) Balance Int. on Balance conversion charges – Rs.1,11,780/-

3. Learned counsel for the appellant-DDA states that so far as misuse



charges and interest thereon is concerned, the same shall be calculated and demanded after the outcome of the instant LPA.

4. What we notice from the Demand Notice is that appellant-DDA has demanded ground rent, interest on ground rent, balance conversion charges, subletting charges, interest on belated payment and balance interest on balance conversion charges. Since the issue relating to misuse charges and interest on the same is subject matter of consideration before us in this appeal, and further that the interest on the balance payment, and balance interest on balance conversion charges as also the interest on ground rent, at present is intended to be decided in the instant LPA.

5. We direct that the respondent shall deposit the ground rent, balance conversion charges and subletting charges within 15 days. Once the said deposit is made, the conversion application shall be further processed which shall be subject to outcome of the instant LPA.

6. List on 20.11.2025.

7. In the meantime, learned counsel for the appellant-DDA shall file an affidavit giving details of the charges which according to the appellant-DDA are due against the respondent.

DEVENDRA KUMAR UPADHYAYA, CJ

TUSHAR RAO GEDELA, J

SEPTEMBER 08, 2025/MJ