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

+ RFA 742/2018 & CM APPLs. 36107/2018, 23477/2025, 76343/2025

COL (DR) PRITPAL SINGH GADHOKAppellant

Through: Mr. Vinay Sabharwal and Mr.
Karunesh Shah, Advs.

Mob: 9711986718

Email: shahkarunesh@gmail.com

versus

JATINDER KAUR NANDA & ORS.Respondents

Through: Mr. Ravi Bassi and Mr. Sanyam
Malik, Advocates for R-2 and R-3
along with Respondent no. 2 in
person.

Mob: 9810021293

Email: advocateravibassi@gmail.com

Mr. Akhil Mittal, SPC for UOI

Mob: 9212504099

Mr. Rajat Bhalla, Advocate for
Respondent no. 9

Mob: 9811661193

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CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

% **17.12.2025**

1. Learned counsel appearing for the appellant submits that on account of the huge amounts involved, he has instructions to submit that the builder shall make payments to the respondents upon signing of the sale deed.
2. At this stage, Mr. Ravi Bassi, learned counsel appearing for respondent nos. 2 and 3, submits that the property in question, i.e., 42-B,



Malcha Marg, Chanakya Puri, New Delhi-110021, is a leasehold property.

3. He further submits that as per the policy of Land and Development Office (“L&DO”), since June, 2022, no conversion of properties from leasehold to freehold is being done, in cases of L&DO properties. Thus, in the present case, no sale deed can be executed and only an agreement to sell can be executed.

4. Considering the submissions made before this Court, it is imperative that the Additional Solicitor General of India (“ASG”) is present before this Court for assisting the Court in the present matter, as to how the matter can be proceeded with, in the absence of conversion of the property from leasehold to freehold and also as regards the policy for conversion of L&DO properties from leasehold to freehold.

5. Accordingly, issue Court Notice to Mr. Chetan Sharma, ASG for assisting the Court on the next date of hearing.

6. Mr. Akhil Mittal, Senior Panel Counsel appearing on behalf of the Union of India (“UOI”), submits that he shall inform the learned ASG, accordingly.

7. The Office of the learned ASG is also at liberty to take soft copy of the full court file.

8. Re-notify on 13th January, 2026, in Top Ten Matters in the *Advance List*.

MINI PUSHKARNA, J

DECEMBER 17, 2025/SK