

  
**HIGH COURT OF JUDICATURE FOR RAJASTHAN  
AT JODHPUR**

S.B. Civil Writ Petition No. 12197/2026

CNR: RJHC010475122026

URN: CW / 22108U / 2026

Anil Kumar Gharu S/o Late Shri Begraj, Aged About 49 Years,  
Resident Of 3-E-3, Jai Narayan Vyas Colony, Bikaner (Rajasthan)  
Through His Power Of Attorney Holder Nikhil Sharma S/o Shri  
Narendra Sharma, Aged About 32 Years, Resident Of 2-E-76, 77,  
Jai Narayan Vyas Colony, Bikaner (Rajasthan).

----Petitioner

Versus

1. The State Of Rajasthan, Through The Principal Secretary,  
Urban Development And Housing Department, Jaipur  
(Rajasthan).
2. The Rajasthan Housing Board, Jyoti Nagar, Jaipur Through  
The Commissioner (Rajasthan).
3. The Secretary, Rajasthan Housing Board, Jaipur  
(Rajasthan).
4. The Resident Engineer, Rajasthan Housing Board, Bikaner  
(Rajasthan)

----Respondents

---

|                   |   |                                            |
|-------------------|---|--------------------------------------------|
| For Petitioner(s) | : | Mr. Yogender Singh for<br>Mr. Trilok Joshi |
| For Respondent(s) | : |                                            |

---

**HON'BLE MR. JUSTICE MUKESH RAJPUROHIT**

**Order**

**08/07/2026**

The present writ petition has been filed with following  
prayer:

*"It is, therefore, most humbly and  
respectfully prayed that this Writ Petition may  
kindly be allowed and;*

*1- By an appropriate Writ, order or direction,  
the Respondent Rajasthan Housing Board may be  
directed to strictly implement the terms of the  
Land Negotiation Committee (LNC) Settlement*

*and the agreement Dated 10.12.2022 (Annexure-P/4) by delivering the Actual, Physical, and unencumbered Possession of the allotted developed plots (Residential and Commercial) to the Petitioner within a period of 8 weeks.*

*2- By an appropriate Writ, order or direction, Direct the Respondents to exercise their summary powers under Section 51-B of the Rajasthan Housing Board Act, 1970 (as amended in 2020), to immediately remove, demolish, and clear all illegal residential constructions, encroachments, and third-party obstructions existing on the Petitioner's allotted plots, in line with the Supreme Court's mandate.*

*3- In the alternative, if for any reason the specific allotted plots cannot be made available free from encumbrances within the period stipulated by this Hon'ble Court, issue a direction to the Respondent-Board to allot to the Petitioner alternative developed plots of equivalent size, category, utility and commensurate value, in the same scheme, free from all encroachments and fit for immediate possession, in consonance with the applicable policy governing allotment in lieu of acquired land.*

*4- By an appropriate Writ, order or direction, the Respondents Authorities may be directed to compensate the Petitioner by payment of reasonable interest on the value of the allotted plots, from the date of execution of the Agreement in the year 2022 till the date of actual delivery of unencumbered and physical possession, for the prolonged delay, deprivation of use, financial loss and harassment suffered by the Petitioner;*

*5- By an appropriate Writ, order or direction, the Respondent Authorities may be restrained from creating any third-party rights, interests, allotments, transfers or regularisation in respect of the plots allotted to the Petitioner.*

*6- Any other appropriate relief which this Hon'ble High Court deems just and proper may kindly be granted in favour of the present Petitioner."*

Learned counsel for the petitioner submits that the petitioner's representation is pending consideration before respondent No. 3 - Secretary, Rajasthan Housing Board, Jaipur. It is further submitted that the petitioner would be satisfied if a

direction is issued to respondent No. 3 to consider and decide the said representation within a stipulated period.

Having considered the limited prayer made on behalf of the petitioner and without expressing any opinion on the merits of the case, the present writ petition is disposed of with a direction to respondent No. 3 – Secretary, Rajasthan Housing Board, Jaipur, to consider and decide the petitioner's representations dated 25.04.2025 & 19.05.2025, if pending, by passing a reasoned and speaking order, strictly in accordance with law, within a period of six weeks from the date of receipt of a certified copy of this order.

It is further observed that, in the event any encroachment is found upon due verification, it shall be open to the respondent authorities to take appropriate action strictly in accordance with law.

It is made clear that aforesaid direction to decide the representation(s) has been issued only with a view to ensure expeditious redressal of petitioner's grievance. The same may not be construed to be an order to decide the representation(s) in a particular manner.

The stay application and all other pending application(s), if any, also stand disposed of.

(MUKESH RAJPUROHIT),J