

Court No. - 29

Case :- WRIT - C No. - 27106 of 2025

Petitioner :- Ruchi Pandey

Respondent :- State Of U.P. And 3 Others

Counsel for Petitioner :- Anuruddh Chaturvedi

Counsel for Respondent :- Arun Kumar,C.S.C.

Hon'ble Mahesh Chandra Tripathi,J.

Hon'ble Vinod Diwakar,J.

1. Heard learned counsel for the petitioner and Shri Arun Kumar, learned counsel appearing for the Kanpur Development Authority (KDA).

2. Learned counsel for the petitioner submits that, despite the petitioner having made full payment for the plot allotted to her pursuant to auction proceedings, the respondents have failed to execute the sale deed in her favour, acting on wholly untenable and misconceived grounds. It is urged that the petitioner has been constrained to approach various authorities repeatedly due to irregularities perpetrated by officials of the Kanpur Development Authority (KDA), who, in an apparent attempt to shield their derelictions, have submitted erroneous reports dated 03.04.2025 and 21.04.2025, citing an alleged discrepancy in the site plan between Plot No. 30, Type A-1 and Plot No. 30, Type-A in Vyapar Nagar Scheme-II, Kanpur Nagar. This explanation, it is contended, is devoid of merit inasmuch as the sale deed for Plot No. 30, Type-A already stands executed in favour of Smt. Vinod Kumari Tripathi, and possession of the petitioner's allotted plot has

likewise been delivered to her. Notwithstanding their admitted knowledge of the error, the respondents have failed to take corrective action or to restore the petitioner's lawful entitlement, and have instead proposed to execute a sale deed in respect of a plot which has already been lawfully conveyed to another allottee.

3. In response, Shri Arun Kumar, learned counsel for the K.D.A., based on detailed instructions, submits that due to a certain discrepancy, the petitioner's allotted plot came to be settled in favour of Smt. Vinod Kumari Tripathi, who, after fixation of instalments and approval of the building plan, constructed a residential house thereon. It is further stated that, upon discovery of the discrepancy, the petitioner was offered Plot No. 30, Type A, which is presently under encroachment, and that steps for removal of such encroachment are under active consideration, after which possession shall be delivered to the petitioner.

4. Having regard to the submissions made, learned counsel for the Kanpur Development Authority is granted two weeks' time to initiate and complete all requisite remedial steps to rectify the error and to ensure effective redressal of the petitioner's grievance, strictly in accordance with law. A detailed compliance report shall be filed on the next date of hearing.

5. Put up this matter as fresh on 24.09.2025.

Order Date :- 12.8.2025

A. Tripathi