

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.12635 OF 2023]

IN

CIVIL APPEAL NO.8154/2016

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

ARCHANA KHANNA & ORS.

RESPONDENTS

WITH

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.12639 OF 2023]

IN

DIARY NO.15267/2021

IN

CIVIL APPEAL NO.8154 OF 2016

&

CIVIL APPEAL NO. \_\_\_\_\_ OF 2025  
[Arising out of SLP(C) No.943/2025]

O R D E R

1. Delay condoned.
2. Leave granted.
3. The instant Miscellaneous Applications have been filed by DDA seeking recall of the orders dated 16.08.2016 and 10.08.2021 passed in Civil Appeal No.8154/2016 and Review Petition (C) Diary No.15267/2021, respectively.

4. The consequential prayer, including in the Civil Appeal arising out of SLP (C) No.943/2025, is to set aside the judgement dated 14.12.2015 passed by the Delhi High Court in WP (C) No. 5563/2015 and remand the case to the High Court. The ground relied on for such relief is that past litigation by the landowner was concealed and the title of the landowner is clouded.

5. We, however, do not find any merit in this plea. We say so for the reason that Khasra No.1103 (admeasuring 1 bigha) was originally owned by one B.C. Jindal. He executed a registered sale deed in favour of Ram Labhaya on 25.09.1985. Ram Labhaya did not transfer his right or interest in the above-stated property in favour of anyone, including Ruchi Vihar Housing Welfare Society Limited (Registered), till he unfortunately passed away on 13.02.1994. The respondent-Archana Khanna is the daughter-in-law of Ram Labhaya. She has obviously approached the High Court as a representative of all the legal heirs of Ram Labhaya. We may hasten to add that the plea taken by DDA is that Ruchi Vihar Housing Welfare Society Limited filed a Writ Petition (C) No.7802/2012 before the High Court, in which the name of Ram Labhaya was shown at Serial No.3 amongst the members of the Society.

6. It is clarified that Ram Labhaya was neither party to the writ petition, since he was not alive at that time, nor were the writ documents signed by any of his legal heirs. The inclusion of his name amongst the members by the Society in its writ petition does not *per se* cast any doubt on the title drawn by him based upon the registered sale deed dated 25.09.1985. We, therefore, find no

strength in the argument forwarded on behalf of DDA.

7. Having resolved the title dispute over the subject property, we may now advert to the issue of change in law, which in the instant case, squarely falls within the ambit of our decision in Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

8. Consequently, the respondents-land owners shall be entitled to compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure as explained in paragraph 128 of *K.L. Rathi* (supra), which reads as follows:

128. Under the circumstances, dismissal of the RPs and miscellaneous applications would have been logical and we could have ended our judgment here by ordering so. However, there is something more of a balancing act that needs to be done having regard to the disclosures that were made in course of progress of other proceedings before us, which followed immediately after judgment on this set of RPs and miscellaneous applications was reserved. Such other proceedings arose out of appeals carried from orders of the High Court declaring land acquisition proceedings as lapsed based on the decision in *Pune Municipal Corporation* (supra) as distinguished from RPs and miscellaneous applications of the nature under consideration. Since all such proceedings have more or less a common genesis and have followed similar trajectory, it would be eminently desirable to find a solution that benefits all. We may hasten to add here that the exercise of inherent powers conferred on this Court by Article 142, in such circumstances, is not just inevitable but also pivotal for disposal of the matters at hand, given their impact on public interest at large as well as to secure uniformity and consistency in our decisions; hence, we consider it expedient to pass such orders or directions for ensuring complete justice in the

matters under consideration before us. Notwithstanding our discussion on the reference which was necessitated to answer the question of law on which there was a disagreement between the Hon'ble Judges of the Division Bench, taking an overall and holistic view of the matter and in the light of the larger public interest that is involved, in each of the RPs and miscellaneous applications that have been dealt with by this judgment (except those remanded to the High Court and those de-tagged for separate listing infra), we issue the following directions:

- a) The time limit for initiation of fresh acquisition proceedings in terms of the provisions contained in section 24(2) of the 2013 Act is extended by a year starting from 01<sup>st</sup> August, 2024 whereupon compensation to the affected landowners may be paid in accordance with law, failing which consequences, also as per law, shall follow;
- b) The parties shall maintain status quo regarding possession, change of land use and creation of third-party rights till fresh acquisition proceedings, as directed above, are completed;
- c) Since the landowners are not primarily dependent upon the subject lands as their source of sustenance and most of these lands were/are under use for other than agricultural purposes, we deem it appropriate to invoke our powers under Article 142 of the Constitution and dispense with the compliance of Chapters II and III of the 2013 Act whereunder it is essential to prepare a Social Impact Assessment Study Report and/or to develop alternative multi-crop irrigated agricultural land. We do so to ensure that the timeline of one year extended at (a) above to complete the acquisition process can be adhered to by the appellants and the GNCTD, which would also likely be beneficial to the expropriated landowners;
- d) Similarly, compliance with sections 13, 14, 16 to 20 of the 2013 Act can be dispensed with as the subject-lands are predominantly urban/semi-urban in nature and had earlier been acquired for public purposes of paramount importance. In order to simplify the compliance of direction at (a) above, it is further directed that every Notification issued under section 4(1) of the 1894 Act in

this batch of cases, shall be treated as a Preliminary Notification within the meaning of section 11 of the 2013 Act, and shall be deemed to have been published as on 01<sup>st</sup> January, 2014;

- e) The Collector shall provide hearing of objections as per section 15 of the 2013 Act without insisting for any Social Impact Assessment Report and shall, thereafter, proceed to take necessary steps as per the procedure contemplated under section 21 onwards of Chapter-IV of 2013 Act, save and except where compliance of any provision has been expressly or impliedly dispensed with;
- f) The landowners may submit their objections within a period of four weeks from the date of pronouncement of this order. Such objections shall not question the legality of the acquisition process and shall be limited only to clauses (a) and (b) of section 15(1) of the 2013 Act;
- g) The Collector shall publish a public notice on his website and in one English and one vernacular newspapers, within two weeks of expiry of the period of four weeks granted under direction (f) above;
- h) The Collector shall, thereafter, pass an award as early as possible but not exceeding six months, regardless of the maximum period of twelve months contemplated under section 25 of the 2013 Act. The market value of the land shall be assessed as on 01<sup>st</sup> January, 2014 and the compensation shall be awarded along with all other monetary benefits in accordance with the provisions of the 2013 Act except the claim like rehabilitation etc.;
- i) The Collector shall consider all the parameters prescribed under section 28 of the 2013 Act for determining the compensation for the acquired land. Similarly, the Collector shall determine the market value of the building or assets attached with the land in accordance with section 29 and shall further award solatium in accordance with section 30 of the 2013 Act;
- j) In the peculiar facts and circumstances of this case, since it is difficult to reverse the clock back, the compliance of Chapter (V) pertaining to "Rehabilitation and Resettlement Award" is hereby dispensed with; and

- k) The expropriated landowners shall be entitled to seek reference for enhancement of compensation in accordance with Chapter-VIII of the 2013 Act.

9. It is clarified that the extension of one year, as granted to the Authorities for completion of acquisition in sub-para (a) reproduced above, will commence from the date of this order.

10. The Civil Appeal and Miscellaneous Applications are, accordingly, disposed of.

11. As a result, pending interlocutory applications, if any, also stand disposed of.

12. It is made clear that the instant order pertains to the land measuring one bigha in Khasra No.1103, and it shall have no bearing on the litigation, if any, pending with respect to the same and/or other adjoining Khasra numbers.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.674 OF 2023]

IN

REVIEW PETITION (C) D. No.879/2022

IN

CIVIL APPEAL NO.6172 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

NARENDAR KUMAR

RESPONDENT

O R D E R

1. Delay condoned.

2. Vide order dated 08.01.2025, the following directions were issued to the respondent, who claimed to be the original landowner:

10. The Revenue Records produced before us reveal that Narender Kumar filed the writ petition before the High Court through General Power of Attorney (GPA) - Anil Gupta. The copy of the GPA has also been appended with the writ petition, through which, the subject land has been, in a way, entrusted to Anil Gupta and his associates. The revenue entries relied upon in the writ petition also indicate such transfer of right.

11. Learned counsel for the landowner, however, disputes this objection raised on behalf of the writ petitioner.

12. Let the affidavit of the original owner Narender Kumar, S/o Munni Lal, along with all the requisite documents, to show that he is the owner in continuous possession of the subject land, be placed on record.

13. The documents relied upon for sanction of mutation be also appended with the affidavit.

14. Post this matter on 22.01.2025."

3. The respondent has failed to comply with the above-stated order. No affidavit or relevant documents have been placed on record. That being so, the oral prayer of the applicant-DDA is allowed.

4. Accordingly, the Miscellaneous Application for recalling of orders, as also RP (C) Diary No.879/2022, are allowed, and order dated 04.05.2017 in Civil Appeal No.6172/2017 is recalled.

Civil Appeal No. 6172/2017

5. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

6. Accordingly, the civil appeal is partly allowed, the impugned order dated 14.07.2015 is set aside, WP(C)No.2611/2015, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

7. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

8. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

9. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right

to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered accordingly.

10. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.1464 OF 2023]

IN

REVIEW PETITION (CIVIL) DIARY NO. 24205 OF 2019

IN

CIVIL APPEAL NO.6247/2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

PRAVEEN KUMAR JAIN & ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. It is not in dispute that the respondent is claiming interest in the acquired land on the basis of an Agreement to Sale, General Power of Attorney, and possession letter dated 05.04.2002. There is no sale deed or any other valid mode of transfer of title in his favour.
3. Accordingly, the Miscellaneous Application for recalling of orders, as also RP (C) Diary No.24205/2019, are allowed, and order dated 04.05.2017 in Civil Appeal No.6247/2017 is recalled.

Civil Appeal No. 6247/2017

4. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the civil appeal is partly allowed, the impugned order dated 02.05.2016 is set aside, WP(C)No.3132/2015, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine whether there was a valid transfer of title in the acquired land before issuance of Section 4 notification and if so, who will be entitled to payment of compensation in accordance with law.

6. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered

accordingly.

9. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO.                      OF 2025  
[DIARY No.1465 OF 2023]

IN

REVIEW PETITION (C) D. No.30311/2021

IN

CIVIL APPEAL NO.6283 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

M/S AASAKTI ESTATE PVT. LTD. & ORS

RESPONDENTS

O R D E R

1. Delay condoned.
2. The respondent-landowner admittedly relies upon a sale deed executed post Section 4 notification dated 25.11.1980, and such sale deed is alleged to be in violation of provisions of Delhi Lands (Restrictions on Transfer) Act, 1972.
3. Accordingly, the Miscellaneous Application for recalling of orders, as also RP (C) Diary No.30311/2021, are allowed, and order dated 04.05.2017 in Civil Appeal No.6283/2017 is recalled.

Civil Appeal No. 6283/2017

4. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the civil appeal is partly allowed, the impugned order dated 06.04.2015 is set aside, WP(C)No.6617/2014, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

6. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered

accordingly.

9. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.1466 OF 2023]

IN

REVIEW PETITION (C) D. No.38548/2019

IN

CIVIL APPEAL NO.6240 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

M/S PRASHID ESTATE PVT. LTD. & ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. The respondent-landowner admittedly relies upon a sale deed executed post Section 4 notification dated 25.11.1980, and such sale deed is alleged to be in violation of provisions of Delhi Lands (Restrictions on Transfer) Act, 1972.
3. Accordingly, the Miscellaneous Application for recalling of orders, as also RP (C) Diary No.38548/2019, are allowed, and order

dated 04.05.2017 in Civil Appeal No.6240/2017 is recalled.

Civil Appeal No. 6240/2017

4. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the civil appeal is partly allowed, the impugned order dated 11.11.2014 is set aside, WP(C)No.6314/2014, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

6. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another

vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered accordingly.

9. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.4091 OF 2023]

IN

REVIEW PETITION (C) D. No.4904/2020

IN

CIVIL APPEAL NO.6250 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

JAGJIT SINGH & ORS.

RESPONDENTS

O R D E R

1. Delay condoned.

2. As per the office report, service is complete. No one has entered appearance on behalf of the respondents, who claim to be the land owners.

3. DDA has made specific averments that the Writ Petition (C) No.960/2015 was filed by one S.P. Gupta claiming as Attorney of Jagjit Singh, Director of M/s Mickey Broilers Pvt. Ltd. The Power of Attorney is relied upon to claim title and interest in the acquired land. The said Power of Attorney was executed much after issuance of Sections 4 and 6 notifications on 13.04.1971 and 16.09.1971, respectively.

3. That being so, the Miscellaneous Application for recalling of orders, as also RP (C) Diary No.4904/2020, are allowed, and order

dated 04.05.2017 in Civil Appeal No.6250/2017 is recalled.

Civil Appeal No. 6250/2017

4. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the civil appeal is partly allowed, the impugned order dated 23.02.2016 is set aside, WP(C)No.960/2015, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

6. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another

vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered accordingly.

9. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. OF 2025  
[DIARY No.4990 OF 2023]

IN

REVIEW PETITION (C) D. No.32548/2021

IN

CIVIL APPEAL NO.6127 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

VINOD KUMAR LUTHRA & ORS.

RESPONDENTS

O R D E R

1. Delay condoned.

2. Learned counsel for the parties are *ad-idem* that, in view of the respondent-land owners claiming title on the basis of a subsequent sale deed dated 26.06.1992, the instant case may be remanded to the High Court.

3. Accordingly, the Miscellaneous Application for recalling of order, as also RP (C) Diary No.32548/2021, are allowed, and order dated 04.05.2017 in Civil Appeal No.6127/2017 is recalled.

Civil Appeal No. 6127/2016

4. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the civil appeal are partly allowed, the impugned order dated 10.03.2015 is set aside, WP(C)No.7887/2014, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

6. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another

vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered accordingly.

9. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

MISCELLANEOUS APPLICATION NO. \_\_\_\_\_ OF 2025  
[DIARY No.5711 OF 2023]

IN

CIVIL APPEAL NO.6167 OF 2017

DELHI DEVELOPMENT AUTHORITY

APPELLANT

Vs.

BAL KISHAN & ORS.

RESPONDENTS

WITH

CIVIL APPEAL NO. \_\_\_\_\_ OF 2025  
[Arising out of SLP(C) No. \_\_\_\_\_ of 2025]  
[Diary No.44014/2023]

O R D E R

1. Delay condoned.

2. One Ashish Gupta is claiming himself to be the land owner on the basis of GPA dated 02.09.1988. The GPA was executed much after issuance of Sections 4 and 6 notifications on 05.11.1980 and 21.05.1985, respectively.

3. Accordingly, the Miscellaneous Application is allowed and order dated 04.05.2017 in Civil Appeal No.6167/2017 is recalled.

Civil Appeal No. 6167/2017 & Civil Appeal No. /2025 (arising out SLP(C) NO. /2025 @ Diary No.44014/2023)

4. Delay condoned. Leave granted.

5. It is clear that this matter falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

6. Accordingly, the civil appeals are partly allowed, the impugned order dated 08.09.2015 is set aside, WP(C)No.147/2015, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the dispute in accordance with law.

7. The parties are, accordingly, directed to appear before the High Court on 24.02.2025.

8. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against the abovementioned claim, which shall be examined as per its own merits.

9. It goes without saying that if the respondents-owners are able to establish their title and/or they are found entitled to get compensation, they shall be paid such compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in accordance with the procedure contemplated in paragraph 128 of Government of NCT of Delhi through its Secretary, Land and Building Department & another

vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315. Ordered accordingly.

10. As a result, the pending interlocutory application, if any, also stands disposed of.

.....J.  
(SURYA KANT)

.....J.  
(DIPANKAR DATTA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
JANUARY 22, 2025

S U P R E M E C O U R T O F I N D I A  
RECORD OF PROCEEDINGS

MISCELLANEOUS APPLICATION..... Diary No(s).42745/2022

[Arising out of impugned final judgment and order dated 04-05-2017 in C.A. No.6187/2017 passed by the Supreme Court of India]

DELHI DEVELOPMENT AUTHORITY

Petitioner(s)

VERSUS

MAHENDER SINGH & ANR.

Respondent(s)

(IA No.59442/2023 - CONDONATION OF DELAY IN FILING, IA No.205357/2022 - RECALLING THE COURTS ORDER

WITH

Diary No(s). 12635/2023 (XIV-A)

(IA No. 61947/2023 - CONDONATION OF DELAY IN FILING, IA No.61944/2023 - RECALLING THE COURTS ORDER

Diary No(s). 12639/2023 (XIV-A)

(IA No. 61958/2023 - CONDONATION OF DELAY IN FILING, IA No.61957/2023 - RECALLING THE COURTS ORDER

Diary No(s). 23142/2023 (XIV-A)

(IA No. 112727/2023 - CONDONATION OF DELAY IN FILING, IA No.112726/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 674/2023 (XIV-A)

(IA No. 2468/2023 - CONDONATION OF DELAY IN FILING, IA No.2465/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 1464/2023 (XIV-A)

(IA No. 6695/2023 - CONDONATION OF DELAY IN FILING, IA No.6697/2023 - EXEMPTION FROM FILING O.T., IA No. 6693/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 1465/2023 (XIV-A)

(IA No. 6703/2023 - CONDONATION OF DELAY IN FILING, IA No.6709/2023 - EXEMPTION FROM FILING O.T., IA No. 6701/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 1466/2023 (XIV-A)

(IA No. 6704/2023 - CONDONATION OF DELAY IN FILING, IA No.6705/2023 - EXEMPTION FROM FILING O.T., IA No. 6702/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 4091/2023 (XIV-A)  
(IA No. 20072/2023 - CONDONATION OF DELAY IN FILING, IA  
No.20073/2023 - EXEMPTION FROM FILING O.T., IA No. 20071/2023 -  
RECALLING THE COURTS ORDER)

Diary No(s). 4990/2023 (XIV-A)  
(IA No. 24828/2023 - CONDONATION OF DELAY IN FILING, IA  
No.24831/2023 - EXEMPTION FROM FILING O.T., IA No. 24827/2023 -  
RECALLING THE COURTS ORDER)

Diary No(s). 5711/2023 (XIV-A)  
(IA No. 28701/2023 - CONDONATION OF DELAY IN FILING, IA  
No.28698/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 6523/2023 (XIV-A)  
(IA No. 33043/2023 - CONDONATION OF DELAY IN FILING, IA  
No.33041/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 6524/2023 (XIV-A)  
(IA No. 33042/2023 - CONDONATION OF DELAY IN FILING, IA  
No.33039/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 11767/2023 (XIV-A)  
(IA No. 57785/2023- Application for Condonation of delay in filing  
M.A., IA No. 57785/2023 - RECALLING THE COURTS ORDER, IA  
No.57784/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 12978/2023 (XIV-A)  
(IA No. 64709/2023 - CONDONATION OF DELAY IN FILING, IA  
No.64708/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 13420/2023 (XIV-A)  
(IA No. 131237/2023 - CONDONATION OF DELAY IN FILING, IA  
No.66347/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 14584/2023 (XIV-A)  
(IA No. 71274/2023 - CONDONATION OF DELAY IN FILING, IA  
No.71275/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 14601/2023 (XIV-A)  
(IA No. 71310/2023 - CONDONATION OF DELAY IN FILING, IA  
No.71308/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 21344/2023 (XIV-A)  
(IA No. 105106/2023 - CONDONATION OF DELAY IN FILING, IA  
No.105108/2023 - EXEMPTION FROM FILING O.T., IA No. 105101/2023 -  
RECALLING THE COURTS ORDER)

Diary No(s). 22524/2023 (XIV-A)  
(IA No. 110340/2023 - CONDONATION OF DELAY IN FILING, IA  
No.110338/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 27415/2023 (XIV-A)  
(IA No. 166957/2023 - CONDONATION OF DELAY IN FILING, IA  
No.166958/2023 - EXEMPTION FROM FILING PAPER BOOKS, IA  
No.130925/2023 - RECALLING THE COURTS ORDER)

Diary No(s). 33298/2023 (XIV-A)  
(IA No. 153912/2024 - CLARIFICATION/DIRECTION, IA No. 175628/2024 -  
CONDONATION OF DELAY IN FILING, IA No. 162108/2023 - RECALLING THE  
COURTS ORDER)

Diary No(s). 7295/2024 (XIV-A)  
(IA No. 40166/2024 - CONDONATION OF DELAY IN FILING, IA  
No.40160/2024 - RECALLING THE COURTS ORDER)

Item No.9.6

SLP(C) No.943/2025

Item No.9.27

Diary No.44014/2023  
(IA No.224583/2023-CONDONATION OF DELAY IN FILING and IA  
No.224584/2023-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT)

Date : 22-01-2025 These matters were called on for hearing today.

CORAM : HON'BLE MR. JUSTICE SURYA KANT  
HON'BLE MR. JUSTICE DIPANKAR DATTA  
HON'BLE MR. JUSTICE UJJAL BHUYAN

For Petitioner(s) :Mr. Sanjay Parikh, Sr. Adv.  
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Mr. Satwik Parikh, Adv.  
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Ms. Kritika, Adv.  
Mr. Rajat K. Mittal, Adv.  
Mr. Prateek Srivastava, Adv.  
Mr. Karun Sharma, Adv.  
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Ms. Malvika Kapila, AOR  
  
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Ms. Niharika Ahluwalia, AOR  
Mr. Arpit Sharma, Adv.  
Mr. Mr. Himagn Jain, Adv.  
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Ms. Sonakshi Chaturvedi, Adv.  
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Ms. Mitali Gupta, Adv.  
Mr. Kumar Shitij, Adv.  
Mr. Nitin Mishra, AOR  
Mr. Shubham Shukla, Adv.  
Mr. Aditya Kashyap, Adv.  
Mr. Saksham Kaushik, Adv.  
Mr. Govind, Adv.

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For Respondent(s) : Mr. Munawwar Naseem, Adv.  
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Mr. Udaibir Singh Kochar, Adv.  
Mr. Utsav Garg, Adv.  
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Dr. Sumant Bharadwaj, Adv.  
Mr. Vedant Bharadwaj, Adv.  
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Mr. Bharat Beriwal, Adv.  
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Ms. Neeru Vaid, AOR

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Mr. Vishal Maan, Adv.  
Mr. Kartik Dabas, Adv.

Mr. T. L. Garg, AOR

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Mr. Rajendra Prasad Saxena, Adv.  
Mr. N.P. Sahni, Adv.  
Mr. Vineet Sinha, Adv.

Mr. Siddharth Luthra, Sr. Adv.  
Mr. Sougat Pati, Adv.  
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Mr. Manish, Adv.  
Mr. Vishnu Kant, Adv.  
Dr. N. Visakamurthy, AOR

Mr. Atul Kumar, AOR  
Ms. Sweety Singh, Adv.  
Ms. Archana Kumari, Adv.  
Mr. Rahul Pandey, Adv.  
Mr. Avs Kadyan, Adv.  
Mr. Ashutosh Upadhyay, Adv.  
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Mr. Harsh Kumar, Adv.  
Mr. Himanshu Raj, Adv.  
Mr. Tara Chauhan, Adv.  
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Mr. Vivek Singh, Adv.  
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Mr. Binay Kumar, Adv.  
Mr. Sanjay Kumar Pathak, Adv.  
Mr. Abhinav Kumar, Adv.

Dr. V.B. Pandey, Adv.

Mr. Amitabh Kumar Verma, Adv.

Mr. B.L. Shivhare, Adv.

Mr. Babu Malayil, Adv.

Mr. Rajesh Singh Chauhan, AOR

Mr. S K Rout, Adv.

Mr. Ganesh Singh, Adv.

Mr. Amit Acharya, Adv.

Mr. Aman Mehrotra, Adv.

Mr. Priyonkoo Anjan Gogoi, Adv.

Ms. Priti, Adv.

Mr. Prithvi Pal, AOR

UPON hearing the counsel the Court made the following  
O R D E R

Diary No(s).42745/2022

1. As per the office report, notice could not be issued as spare copies were not filed. However, learned counsel for the petitioner(s) points out that the needful has already been done though there is a delay.
2. Delay in filing the spare copies is condoned.
3. Learned counsel for the DDA is directed to serve the unserved respondents through dasti process, returnable on 12.02.2025.

Diary No.12635 of 2023, Diary No.12639 of 2023 & SLP(C) No.943/2025

4. Delay condoned.
5. Leave granted.
6. The Miscellaneous Applications as well as Civil Appeal are dismissed/disposed of in terms of the signed order.

Diary No.674/2023 in R.P.(C) D. No.879/2022 in C.A. No.6172/2017

Diary No.1464/2023 in R.P.(C) D. No.24205/2019 in C.A. No.6247/2017

Diary No.1465/2023 in R.P.(C) D. No.30311/2021 in C.A. No.6283/2017

Diary No.1466/2023 in R.P.(C) D. No.38548/2019 in C.A. No.6240/2017

Diary No.4091/2023 in R.P.(C) D. No.4904/2020 in C.A. No.6250/2017

Diary No.4990/2023 in R.P.(C) D. No.32548/2021 in C.A. No.6127/2017

Diary No.5711/2023 in C.A. No.6167/2017 & Diary No.44014/2023

7. Delay condoned.

8. Leave granted.

9. The Miscellaneous Applications as well as Review Petitions are allowed and the Civil Appeals are partly allowed in terms of the signed order.

10. All pending applications, if any, also stand disposed of.

Rest of the Matters

11. List on 12.02.2025.

(ARJUN BISHT)  
ASTT. REGISTRAR-cum-PS

(PREETHI T.C.)  
ASSISTANT REGISTRAR