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

+ **CS(OS) 234/2018**

SMT. VEENA DUTTA & ORS

..... Plaintiffs

Through: **Mr. Gaurav Chauhan, Advocate for
Purchaser, Mr. Mahender Gupta.**

versus

SH. SUDESH KUMAR DUTTA & ORS

..... Defendants

Through: **Mr. Mukul Singh, CGSC with Ms. Ira
Singh, Advocate.**

CORAM:

HON'BLE MS. JUSTICE NEENA BANSAL KRISHNA

ORDER

16.05.2024

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**I.A. 9603/2023 (under Section 151 CPC filed on behalf of the applicant
Sh. Mahender Gupta for directions to L&DO to expedite the process of
conversion of Suit Property from Leasehold to Free-hold)**

1. The application under Section 151 CPC has been filed on behalf of the applicant, Mr. Mahender Gupta/purchaser of the Suit Property, to issue directions to L&DO, to expedite the process of conversion of Suit Property from Leasehold to Free-hold.

2. It is submitted in the application that the applicant had agreed to purchase the Suit Property for a total consideration of Rs.3,50,00,000/- and had also undertaken to pay the conversion charges. The sale was confirmed in favour of the applicant *vide* Order dated 12.05.2022. The applicant has applied for conversion of the Suit Property despite which, the L&DO is not processing the application. A prayer is made that the L&DO be directed to



expedite the process of the conversion of the Suit Property.

3. Learned counsel appearing on behalf of the defendants, submits that the requisite sale consideration has not been deposited by the applicant till date.

4. Learned counsel appearing on behalf of the applicant submits that he will be doing the needful within two weeks. *Vide* Order dated 12.05.2022 the proposed buyers were granted three months' time. Money has not been deposited despite the Order dated 12.05.2022. The application has been filed before the L&DO.

5. Learned counsel appearing on behalf of the L&DO, submits that they would do the needful, in accordance with law. Learned counsel further submits that the subsequent purchaser has already been informed through an email to get in touch with the concerned officer. Learned counsel further submits that the needful has already been done and the time frame be fixed for both the parties, to do the needful which this Court finds difficult to do it.

6. Let the matter be pursued diligently by the applicant and in case, he has any difficulty, he is at liberty to file an appropriate application for the needful. It is also significant to know that while the purchaser is seeking benefit under the Order dated 12.05.2022, he has till date not deposited the sale consideration.

7. The application is disposed of accordingly.

NEENA BANSAL KRISHNA, J

MAY 16, 2024/RS