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

+ **W.P.(C) 18273/2025**

PREM KISHORE SETH

.....Petitioner

Through: Mr. Bhaskar Tiwari and Mr. Ramkant Shukla, Advocates.

versus

DELHI DEVELOPMENT AUTHORITY & ANR.Respondents

Through: Ms. Shahana Farah, ASC with Mr. Abhigyan and Ms. Reya Paul, Advocates for DDA.

CORAM:

HON'BLE MS. JUSTICE JYOTI SINGH

ORDER

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02.12.2025

CM APPL. 75593/2025 (Exemption)

1. Allowed, subject to all just exceptions.
2. Application stands disposed of.

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3. This writ petition is filed on behalf of the Petitioner under Article 226 of the Constitution of India for direction to Respondent/DDA to mutate plot No. A-1/1369, Sector 30, Rohini, Delhi ('subject plot') in the name of the Petitioner.
4. Issue notice.
5. Ms. Shahana Farah, learned Additional Standing Counsel accepts notice on behalf of the Respondents.
6. Petitioner asserts that DDA allotted the subject plot admeasuring 32



sq. mtr. to Smt. Shanti Khanna on 12.03.2007 and on 19.08.2008 a perpetual Lease Deed was executed duly registered with the Sub Registrar under Registration No. 16944 on payment of sum of Rs.1,81,152/- and the lease subsists. Shanti Khanna died intestate on 27.05.2011 with no legal heirs, save and except, the Petitioner who is her real brother.

7. It is stated that Petitioner filed an application for mutation of subject plot on 24.11.2011 and submitted all requisite documents. In 2012, DDA asked the Petitioner to submit Succession Certificate/Letter of Administration from the Competent Court. Petition filed by the Petitioner under Section 276 and 278 of Indian Succession Act, 1925 was allowed by the District Court on 09.12.2022 and Letter of Administration was granted in his favour. By communication dated 19.07.2023, Petitioner informed DDA of having obtained the Letter of Administration and also submitted the document, whereafter several reminders were sent to mutate the plot in his name but there was no response from or action by DDA. A formal application for mutation was filed on 13.06.2024, advise but despite fulfilling all legal formalities, till date DDA has not mutated the subject plot in Petitioner's favour.

8. From a plain reading of the writ petition, it appears that Petitioner has applied for mutation of subject plot and has provided all relevant documents including Letter of Administration issued in his favour by the Competent Court but neither has the plot been mutated nor the application has been rejected. Neither the Petitioner nor the Court has the benefit of the stand of DDA in respect of mutation of the subject plot and therefore, without entering into the merits of the case, this writ petition is disposed of with a direction to DDA to treat this writ petition as representation and take a



decision thereon within 3 weeks from today. Needless to state if the decision is in favour of the Petitioner, further steps will be taken for the mutation of plot and the entire exercise will be completed in two weeks. However, if the decision is otherwise, a reasoned and speaking order will be passed and communicated to the Petitioner, who will be at liberty to take recourse to legal remedies.

9. It is made clear that this Court has not expressed any opinion on the merits of the case.

JYOTI SINGH, J

DECEMBER 2, 2025

S.Sharma