



2025:DHC:446



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

*Date of Decision: 24.01.2025*

+ **W.P.(C) 9832/2016, CM APPL.62898/2024 & CM APPL. 3407/2025**

**USHA INTERNATIONAL LIMITED**

.....Petitioner

Through: Mr. Jayant Mehta, Sr. Advocate with  
Mr. Abhishek Chauhan, Advocates  
with Mr. Pradeep Jain, DGM (Legal).

versus

**THE SUB DIVISIONAL MAGISTRATE (VASANT VIHAR) AND  
ORS**

.....Respondents

Through: Ms. Avni Singh, Advocate for  
GNCTD.

**CORAM:**

**HON'BLE MS. JUSTICE TARA VITASTA GANJU**

**TARA VITASTA GANJU, J.: (Oral)**

1. Learned Counsel for the Respondents has returned with instructions and contends that so far as concerns the revenue records those are available with Respondent No.1 even today.
2. The matter has been examined by a Coordinate bench of this Court on 08.08.2024 and subsequently by this Court on 20.01.2025 pursuant to which certain directions have been passed.
3. With the consent of the parties, the matter has been taken up for hearing and final disposal today.
4. Learned Senior Counsel for the Petitioner, on instructions, limits the Petitioners' prayers in the present Petition to updating the revenue records to



record the name of the Petitioner Company therein. Learned Senior Counsel further submits that a compliance certificate has been issued in favour of the Petitioner subsequent to its depositing the consolidated stamp duty in the sum of Rs.1,21,69,774/- on 27.08.2024. All that remains to be done is to record the entry of mutation in the revenue records. This has also been set out in detail by the Petitioner in its representation dated 29.08.2024 addressed to the Respondents by the Petitioner, which forms part of the record.

5. Accordingly, the following directions are passed:

(i) The Petitioners shall within two weeks from today, file an appropriate Application with the office of the Respondent No.1 for mutation of premises at property bearing no. 3A, Chitrakoot, The Green, comprising of Khasra bearing nos. 374 (min), 375 (min), 383 (min), 376 (min), 382 (min), admeasuring 13 Bighas 3 Biswas, situated in Revenue Estate of Village Rajokri, opposite Air Force Station, New Delhi-110038 [hereinafter referred to as "subject premises"].

(ii) The Respondent No.1 shall examine the Application and call for any documents/clarification from the Petitioner within one week from the date of submission and fix a hearing, if necessary.

(iii) The Respondents/(or DDA/MCD as the case may be) shall take suitable steps to record the entry of mutation of the subject premises in the revenue records in relation to the subject premises within a period of 12 weeks from the date of submission of the Application by the Petitioner.

6. The Petition is disposed of in the foregoing terms. Pending Applications shall stand closed.



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7. The parties shall act based on a digitally signed copy of the order.

**JANUARY 24, 2025/pa**

**TARA VITASTA GANJU, J**

*Click here to check corrigendum, if any*