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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 869/2026 & CM APPL. 4281/2026, CM APPL. 10506/2026
RANJEET KUMAR (ON HIS OWN BEHALF AND AS SPA
HOLDER FOR OTHER PETITIONERS)

.....Petitioner
Through: Ms. Shashi Bala, Mr. Ranjeet Kumar,
Advs.

versus

DELHI DEVELOPMENT AUTHORITY
.....Respondent
Through: Ms. Latika Malhotra, Adv.

CORAM:
HON'BLE MR. JUSTICE JASMEET SINGH

% **ORDER**
16.02.2026

1. This is a petition filed under Article 226 of the Constitution of India seeking the following reliefs:

“i. Issue a writ of Certiorari or any other appropriate writ, order or direction, quashing and setting aside the Demand Letter dated 19.06.2025 and all subsequent circulars/extensions issued thereunder, including the impugned circular titled "DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction) - Extension of the Last Date of Payment", as being ultra vires, void ab initio and unenforceable in



law;

ii. *Issue a writ of Mandamus directing the Respondent not to enforce any demand, levy penal interest, cancel allotments, or take any coercive steps against the Petitioners (including Petitioners who have already paid under protest and/or taken symbolic possession) pursuant to the impugned demand letters, until lawful completion of the project and fulfilment of all statutory and codal formalities;*

iii. *Issue a writ of Mandamus directing the Respondent to complete all pending construction works, rectify defects, and ensure that Tower M and all common areas-including the common basement-are made safe, habitable and compliant with applicable statutory norms;*

iv. *Direct the Respondent to obtain and place on record valid statutory approvals and clearances, including but not limited to:*

- a. Occupancy/Completion Certificate,*
- b. Fire Safety NOC covering the entire project including the common basement,*
- c. Lift installation and operational approvals,*
- d. Any other mandatory safety or municipal clearance, prior to raising or enforcing any final demand or offering possession;...”*

2. When the present matter came up for hearing before this Court, after perusal of the photographs, this court was of the opinion that the



requisite facilities were not complete and hence, the interim Order was passed in favour of the petitioners.

3. Ms. Malhotra, learned counsel for the respondent, states that the flats in question are now completely habitable and no further extension can be granted.
4. Accordingly, the petitioners shall pay the demanded amount on or before 20.02.2026 and if the payments are made on time as directed, no interest and penalty shall be levied.
5. Any amount paid after 20.02.2026 shall be liable to interest and penalty charges.
6. The present order is only applicable to the petitioners who have filed the present petition.
7. The petition stands disposed of in the aforesaid terms, alongwith pending applications.

JASMEET SINGH, J

FEBRUARY 16, 2026/sp