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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 2899/2026 & CM APPL. 14047/2026, CM APPL.
14048/2026

SHRI BHUPINDER SINGH SAHOTA ON HIS OWN BEHALF
AND AS SPA HOLDER FOR OTHER PETITIONERS

.....Petitioner

Through: Ms. Shashi Bala, Mr. Ranjeet Kumar,
Advts.

versus

DELHI DEVELOPMENT AUTHORITYRespondent

Through: Ms. Kritika Gupta, Adv.

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

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09.03.2026

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

“i. Issue an appropriate writ, order or direction permitting the Petitioners to withdraw from the impugned e- Auction allotments and directing the Respondent to refund/return the Earnest Money Deposit (EMD) and any other deposited amounts, without forfeiture or penal consequences, on account of material misrepresentation and absence of statutory possession-readiness.

ii. Pending final disposal of the present petition, restrain the Respondent from cancelling the allotments and/or forfeiting



the EMD and/or taking any coercive steps pursuant to the Demand-cum-Allotment Letters dated 16.01.2026.

iii. In the alternative, quash and/or keep in abeyance the impugned demand requiring payment of 75% of the disposal price and restrain enforcement thereof until the Project attains lawful statutory readiness and all common facilities are duly completed and made operational, strictly in accordance with the brochure and the applicable building, safety, and statutory regulations...”

2. Ms. Bala, learned counsel for the petitioner, states that the respondent is not constructing the flats as per the timelines given in the e-Auction brochure.
3. For the said reasons, issue notice.
4. Ms. Gupta, learned counsel accepts notice on behalf of the respondent and states that as per the brochure, the completion date is July 2026 and as per instructions, the project of the respondent is on time.
5. For the said reasons and in view of the statement of the learned counsel for the respondent, I am of the view that the present petition filed in March 2026 for a date of the project to be completed in July 2026 is premature at this stage.
6. Hence, the present petition is dismissed with liberty to the petitioner to approach the Court at appropriate time.
7. Consequently, pending applications, if any, are also disposed of.

JASMEET SINGH, J

MARCH 9, 2026/sp