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* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ W.P.(C) 3275/2026

SHRI SUKHBIR SINGH SAINI & ORS.

....Petitioners

Through: Appearance not given
versus

DELHI DEVELOPMENT AUTHORITY & ANR.Respondents

Through: Mr. Shashi Pratap Singh and Ms.
Shagun Sabharwal, Advs. for DDA

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

% 16.03.2026

CM APPL. 15810/2026

Exemptions granted, subject to all just exceptions.

The application is disposed of.

W.P.(C) 3275/2026

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

“a) Issue a Writ of Mandamus or any other appropriate writ, order, or direction directing the Respondents to execute the Lease Deed in respect of Plot No. 97, Pocket-4A, Sector-23, Rohini Residential Scheme, Delhi, measuring 207 sq. meters, in favour of the Petitioners within a time-bound period;

b) Direct the Respondents to accept the requisite stamp duty, registration charges, and any other statutory dues from the Petitioners;...”



2. The case of the petitioners is that the father of petitioners i.e., late Sh. Chunni Lal, was the owner of the land bearing Khasra No. 1665, 3964/1924/1, 1925/2, 3956/1920, 3614/2882, 1530/2 in village Basai Darapur, New Delhi, which was acquired for planned development of Delhi *vide* Award No. 33/1969.
3. The father of the petitioners then applied for allotment of an alternative plot as per the policy of the government.
4. Late Sh. Chunni Lal, died on 19.02.1983 leaving his wife i.e., late Smt. Jagni Devi and children as legal heirs.
5. The sons i.e., the petitioners and daughters of late Sh. Chunni Lal executed all relevant documents for transfer of the entitlement of alternative plot in favour of their mother, late Smt. Jagni Devi. The Land and Building Department, Delhi Administration, after verification, recommended to the respondents to allot a residential plot measuring 250 sq. yards in her favour *vide* letter dated 12.11.1991. Subsequently, late Smt. Jagni Devi was allotted Plot No. 97, Pocket-4A, Sector-23, Rohini Residential Scheme, Delhi, measuring 207 sq. meters, by the respondents *vide* allotment letter dated 25.10.1995 and late Smt. Jagni Devi deposited the entire premium amount. Thereafter, *vide* letter dated 06.03.2009, the respondents informed late Smt. Jagni Devi to take over the physical possession of the said plot and late Smt. Jagni Devi took physical possession of the said plot on 13.03.2009.
6. Late Smt. Jagni Devi died on 25.05.2009 and the petitioners moved applications for mutation of their names in place of their mother in the records of respondents.
7. On 25.06.2019, the petitioners filed an application for substitution of their names against late Smt. Jagni Devi for the said plot along with the



Relinquishment Deed, Indemnity Bond etc. However, on account on in-action from the respondents, on 24.03.2022 the petitioners again applied for mutation of their names. The respondents have failed to take any action.

8. As per the petitioners, *vide* letter dated 19.10.2023 the petitioners' request for mutation of their names against late Smt. Jagni Devi stood approved and thereafter, they wrote to DDA for execution of lease deed in their favour and have complied with all necessary formalities. However, no intimation was given for the execution of lease deed in favour of the petitioner. Hence, the present petition.

9. For the said reasons, issue notice.

10. Ms. Sabharwal, learned counsel accepts notice on behalf of the respondents, and states that in case all the documents of the petitioners are in order, the Lease Deed will be executed expeditiously and in case there is any shortcoming the same shall be informed to the petitioners to rectify the same.

11. In case there is any shortcoming in documents filed by the petitioners, the same shall be informed to the petitioners in writing and the petitioners shall rectify/ do the needful within 1 week of being informed of the same.

12. Taking her statement on record and binding the respondents to the same, the petition is disposed of directing respondents to execute the Lease Deed of the allotted plot in favour of the petitioners expeditiously and in any case not later than 6 weeks from today.

JASMEET SINGH, J

MARCH 16, 2026/AS