$~17-21, 23-52, 55-60, 62, 64-70& 7

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

Date of Decision: 27.10.2026

\# **CNR No. DLHC010151212022**

\+ W.P.(C) 6296/2022 & CM APPL. 18972/2022

BHAGIRATH LAL GUPTA

.....Petitioner

versus

DELHI DEVELOPMENT AUTHORITY AND ANR.

.....Respondents

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+ W.P.(C) 10266/2022

19

+ W.P.(C) 10767/2022

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+ W.P.(C) 6566/2022

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+ W.P.(C) 8351/2022 & CM APPL. 25158/2022, CM APPL.25159/2022

23

+ W.P.(C) 12221/2022 & CM APPL. 36637/2022, CM APPL.5271/2023

24

+ W.P.(C) 13340/2022

25

+ W.P.(C) 13382/2022

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+ W.P.(C) 13571/2022

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+ W.P.(C) 16316/2022 & CM APPL. 51123/2022, CM APPL.51124/2022

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+ W.P.(C) 120/2023 & CM APPL. 450/2023

29

+ W.P.(C) 456/2023 & CM APPL. 1785/2023

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+ W.P.(C) 1329/2023 & CM APPL. 4978/2023, CM APPL.30622/2024, CM APPL. 60633/2025

31

+ W.P.(C) 2218/2023

32

+ W.P.(C) 4672/2023 & CM APPL. 18029/2023, CM APPL. 2901/2025

33

+ W.P.(C) 7555/2023

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+ W.P.(C) 8722/2023 & CM APPL. 32982/2023

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+ W.P.(C) 9134/2023

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+ W.P.(C) 9178/2023

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+ W.P.(C) 9465/2023 & CM APPL. 36122/2023

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+ W.P.(C) 9520/2023 & CM APPL. 43518/2026

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+ W.P.(C) 4914/2024 & CM APPL. 20145/2024

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+ W.P.(C) 11582/2023 & CM APPL. 45126/2023

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+ W.P.(C) 11837/2023

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+ W.P.(C) 11863/2023

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+ W.P.(C) 12218/2023 & CM APPL. 50752/2024

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+ W.P.(C) 12407/2023

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+ W.P.(C) 13148/2023 & CM APPL. 51928/2023

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+ W.P.(C) 3937/2024 & CM APPL. 16209/2024

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+ W.P.(C) 4409/2024

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+ W.P.(C) 4907/2024

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+ W.P.(C) 5899/2024 & CM APPL. 24332/2024, CM APPL.68225/2024

50

+ W.P.(C) 12587/2024 & CM APPL. 52369/2024

51

+ W.P.(C) 13767/2024 & CM APPL. 57696/2024

52

+ W.P.(C) 14851/2024 & CM APPL. 62389/2024

55

+ W.P.(C) 16332/2024 & CM APPL. 68791/2024, CM APPL.68792/2024

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+ W.P.(C) 16340/2024 & CM APPL. 68982/2024, CM APPL.68983/2024

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+ W.P.(C) 16640/2024 & CM APPL. 70373/2024, CM APPL.70374/2024

58

+ W.P.(C) 16836/2024 & CM APPL. 71280/2024, CM APPL.14242/2025

59

+ W.P.(C) 16911/2024

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+ W.P.(C) 16987/2024 & CM APPL. 71919/2024, CM APPL.71920/2024

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+ W.P.(C) 17284/2024

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+ W.P.(C) 6406/2025

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+ W.P.(C) 8225/2025

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+ W.P.(C) 17376/2025 & CM APPL. 71729/2025

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+ W.P.(C) 348/2026

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+ W.P.(C) 2316/2026 & CM APPL. 11212/2026

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+ W.P.(C) 5277/2026

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+ W.P.(C) 9399/2026 & CM APPL. 43815/2026

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+ W.P.(C) 6577/2026&CM APPL. 32395/2026

Memo of Appearance:

Petitioners:-

Adv. Pranati Bhatnagar, Adv. Dhairya BM Verenkar, Adv. Abhinav Singh Chauhan in item No. 59
Mr. T. Singhdev, Senior Advocate along with Mr. Bhanu Gulati, Mr. Abhijit Chakravarty, Advs. in item Nos. 21, 49 & 70
Mr. Dilip Singh, Mr. R. Karthik, Ms. Maahi Singh, Advs. in item Nos. 36,40,41, 42,44,51,68
Adv Snehlata Mishra and Vandana in item No. 42
Mr. Fahad Khan & Mr. Nawab Sahab in item No.65
Mr. Ankur Sharma, Adv in item No. 19
Mr Ankit Singh Sinsinwar With Mr Ravi Kumar, Advs. in item No. 39
Ms. Sonia A. Menon, Adv. in item Nos. Item no. 24, 25, 26, 33, 55, 56, 60, 62, 64
Ms Arunima Dwivedi Adv Ms Himanshi Singh Adv Ms Monalisha Pradhan Adv Mr Suman Ghosh Adv, In Item No. 28
Mr Rishab Raj Jain Adv, Mr OM Swarup Kumar Adv in item No. 57

Respondents:-

Mr. Gaganmeet Singh Sachdeva, Mr Harshpeet Singh Chadha, Mr Hridyesh Khanna, Advs. in item Nos. 07, 27, 32, 34, 62, 66

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Ms. Shobhana Takiar Standing Counsel for DDA with Mr. Shivam Takiar, Mr. Prateek Dhir, Mr. Kuljeet Singh, Advs. in item No. 19
Ms. Kritika Gupta, Mr. Dhruv Nagpal, Advs. in item Nos. 17-21, 24-27, 32-33, 36, 39, 40-46, 38, 49, 50, 59, 60
Mr. Sanjay Katyal, Ms. Kamakshi Sehgal, Ms. Kritika Gupta, Advs. in item Nos. 23
Mr. Shashi Pratap Singh, adv., Ms. Laqshyaa Saluja, adv., Ms. Anamika Tyagi, adv. in item Nos. 65,
Mr. Sanjay Katyal (Standing Counsel for DDA) with Mr. Nitish Kumar Danda (Adv) in item Nos. 23,27,33-37,46,52,68,70
Mr. Abhishek Gupta and Mr. Vivek Mangla, Advs. in item No. 58
Ms. Shahana Farah (ASC), Mr. Abhigyan, Advs. in item Nos. 30, 31
Mr. Gaganmeet Singh Sachdeva, Mr Harshpeet Singh Chadha, Mr Hridyesh Khanna, Advs. in item Nos. 7 27 32 34 62 66
Mr. Sanjay Vashishtha, Standing Counsel Mr. Siddhartha Goswami, Mr. Aditya Sachdeva, . Ms. Richa Pandey, Advs. in item No. 35
Ms. Kamna Singh, Adv. in item No. 64
Ms Manika Tripathy SC For DDA, Mr Ashutosh Kaushik Adv, Mr Aman Kumar Adv in Item No. 28
Mr Ashutosh Kaushik Adv, Mr Aman Kumar Adv in item Nos. 47, 48
Ms Latika Malhotra, Adv. in item No. 67
Ms. Chand Chopra, Adv with Mr Shivam Bansal, Adv in item Nos. 51, 55, 57
Mr. G. S. Oberoi, SC DDA in item No. 69
Mr. Siddhant Nath (Advocate), Mr. Bhavishya Makhija (Adv) , Mr. Amaan Khan (Adv) , Mr. Pushkit Singhroha (Adv) for R2 in item No. 65

CORAM:
HON'BLE MR. JUSTICE JASMEET SINGH

: <u>JASMEET SINGH, J</u> (*<u>ORAL</u>*)

1. These are all writ petitions which have a common issue, i.e. loss of Registration Deposit Receipt***("FDR").***

2. The brief facts of the cases are that all the petitioners had applied under

the Rohini MIG Scheme of 1981 for allotment of plots. At the time of application, some amounts were to be deposited by way of FDR with the respondent No.1/DDA towards the booking amount, depending on the various categories of plots for which the applications were made.

3. Thereafter, at the time of allotment, the proof of payment was to be shown, including submission of the original FDR. All the petitioners herein have either misplaced and/or lost the said FDRs. Representations were made by the petitioners with regard to the same to the respondent No. 1/DDA but to no avail. Hence, the present petitions.

4. It is stated by the respondent No. 1/DDA that due to these peculiar situations, there were cases of cheating, impersonation and collusion between some allottees and officers of the respondent No. 1/DDA, resulting in the filing of FIRs, charge sheets and even arrests.

5. The respondent No. 1/DDA from time to time came out with policy decisions through various circulars, but it was not able to identify and address the problem in its totality.

6. The respondent No. 1/DDA has now come up with a circular bearing No. LD/LABR/0001/2025/ROH/-O/o DD (LAB-Rohini)/524 dated 16.06.2026, which reads as under:-

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2026:DHC:9924

DELHI DEVELOPMENT AUTHORITY
LAND DISPOSAL DEPARTMENT

E-Comp. No. 99963 (Sub: Policy File)
File No. LD/LABR/0001/2025/ROH/-O/o DD (LAB-Rohini)/524 Dated: 16.06.2026

CIRCULAR

Subject: Guidelines, Formalities and Delegation of Powers for Processing Cases involving Loss of Original Depositor's Copy of FDR under Rohini Residential Scheme, 1981.

1. Rohini Residential Scheme, 1981 was launched by Delhi Development Authority for allotment of residential plots under various categories. At the time of registration, applicants deposited earnest money through designated banks and were issued a Depositor's Copy of FDR, which served as proof of registration under the Scheme. To facilitate genuine registrants who had lost the original FDR, Policy Circular No. PA/C(LD)Misc./2016/DDA/50 dated 17.01.2017 was issued and subsequently revised vide Policy Circular No. PA/C(LD)Misc./2016/DDA/278 dated 21.05.2018. Thereafter, instances of impersonation and fraudulent claims came to notice wherein possession of plots were allegedly obtained by persons other than genuine registrants. Accordingly, the aforesaid mechanism was withdrawn vide Office Order No. PA/C(LD)Misc./2016/DDA/1669 dated 02.03.2022. Further clarifications were subsequently issued vide Office Order No. PA/C(LD)Misc./2016/DDA/3147 dated 05.12.2022.

2. Subsequently, various writ petitions were filed before the Hon'ble High Court of Delhi concerning cases involving loss of original Depositor's Copy of FDR. During the proceedings, the Hon'ble Court observed that DDA may evolve an appropriate mechanism with adequate safeguards to enable genuine applicants to establish their bona fides while simultaneously preventing fraud, impersonation and misuse. Thereafter, the Policy Proposal regarding processing of Lost FDR cases under Rohini Residential Scheme, 1981 was approved by the Hon'ble Vice Chairman.

3. The provisions of this Office Order shall apply only in such cases where the original Depositor's Copy of FDR has been reported lost or misplaced, the registration records pertaining to the claimant are available with DDA, the claimant is otherwise eligible under the Rohini Residential Scheme, 1981, and the premium of the allotted plot has already been deposited along with fulfillment of all other applicable terms, conditions and eligibility requirements prescribed under the Scheme and relevant policies/orders issued by DDA from time to time.

4. Henceforth, approval of files in case of loss of FDR under Rohini Residential Scheme, 1981 will be as under:

S. No.	Type of Case	Documents / Formalities Required
1	Those Cases in which original FDR is lost, but registration records are available in file and registrant/allottee/legal heir is presently residing on same address of 1981 (i.e. at	(i) FIR (First Information Report) or NCR (Non-Cognizable Report) required in original. (ii) Indemnity bond duly registered. For loss of FDR. (iii) Genuineness of the applicant (using bio-metric system) (iv) Submission of copy of bank passbook

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the time of registration).	(attested by gazette officer/bank manager) (v) Proof of residence for the address as per Registration records (RR). Attested copy of any one of the Aadhar/PAN/Passport/Electricity Bill/Water Bill/Driving License/Voter ID is required to be submitted and original to be shown at the time of genuineness. (vi) Status report from Accounts branch, DDA regarding validity of the FDR i.e. whether payment received/ refund made. (vii) Deposit of Rs. 1000/- as document charges. (viii) Photocopy of Depositors Copy self-attested by the applicant/Certificate issued by the Accounts branch after loss of original FDR/Self declaration that he does not have even copy of FDR. (ix) Newspaper cuttings: The applicant/allottee/mutate shall publish information regarding loss of FDR in two leading Hindi/English Newspapers and submit the same in the branch. (x) DDA will publish the cases ofFDR loss on its website for 30 days prior to processing further so that if there is any other legal heir of the property, he could come forward and fraud, if any, is likely to be committed, may be prevented. A. Genuineness of the applicant will be done by the Dealing Assistant and Assistant Director and all original documents mentioned above (copy of which has to be submitted by the applicant) will be checked. B. **Survey branch** to perform survey of old and present address, physical verification of registrant/legal heirs, neighborhood etc.to ensure genuineness for prevention of any fraud and any other aspect as requested by LAB(Rohini) branch. C. Bio-metric of the applicant will be done/ensured before processing of the case so that in case any fraud/scam found on later stage, the person will be traced out through AADHAR/UIDAI. Till the time, DDA is onboarded as a Sub-AUA/KUA for Aadhar authentication, Aadhar authentication will be done for applicants ***who are willing to share OTP*** received on Aadhaar linked mobile number for authentication purposes, the concerned DDA official shall verify complete

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Aadhaar details and Aadhaar update history through UIDAI portal/site for due diligence and identification purposes.

D. As approved by competent authority, **Systems branch** will provide necessary technical support, manpower and infrastructure like making following arrangements during Genuineness Verification of such applicants:

(i)Biometric capturing of fingerprints, iris/eye of applicants.

(ii)Webcam facility for live capturing of applicant photograph.

(iii)Storing of biometric/photo records in DDA records for future verification and investigation purposes.

(iv)A designated official/technical resource to be deputed by Systems Department to assist LAB (Rohini) Branch in carrying out above activities.

(v)To publish the cases of FDR loss on DDA website for 30 days as and when communicated by LAB(Rohini) branch. The publication shall clearly indicate that any person having any objection, competing claim, adverse interest or information relating to the concerned registration, FDR or plot may submit the same in writing to the office of Deputy Director (LAB-Rohini) within the stipulated period of 30 days along with supporting documents.

(vi)Any person intending to raise objections may submit a representation within the prescribed period to:Deputy Director (LAB-Rohini) Lease Administration Branch (Rohini) Room No. 315, C-1 Block, Vikas Sadan, INA New Delhi – 110023. In case no objection is received within the prescribed period, or the objections received are found unsustainable upon examination, the matter may be processed further in accordance with applicable rules, policies and approvals. The objections received, if any, shall be examined before taking a final decision on the claim.

E. In case applicant ***does not wishes*** to share OTP received on Aadhar linked mobile number, such cases may be processed when a fully functional Aadhaar Enabled Biometric Authentication system for KYC-related purposes is onboarded through Sub-AUA/KUA.No applicant will be compelled to share Aadhaar OTP. The prescribed Consent

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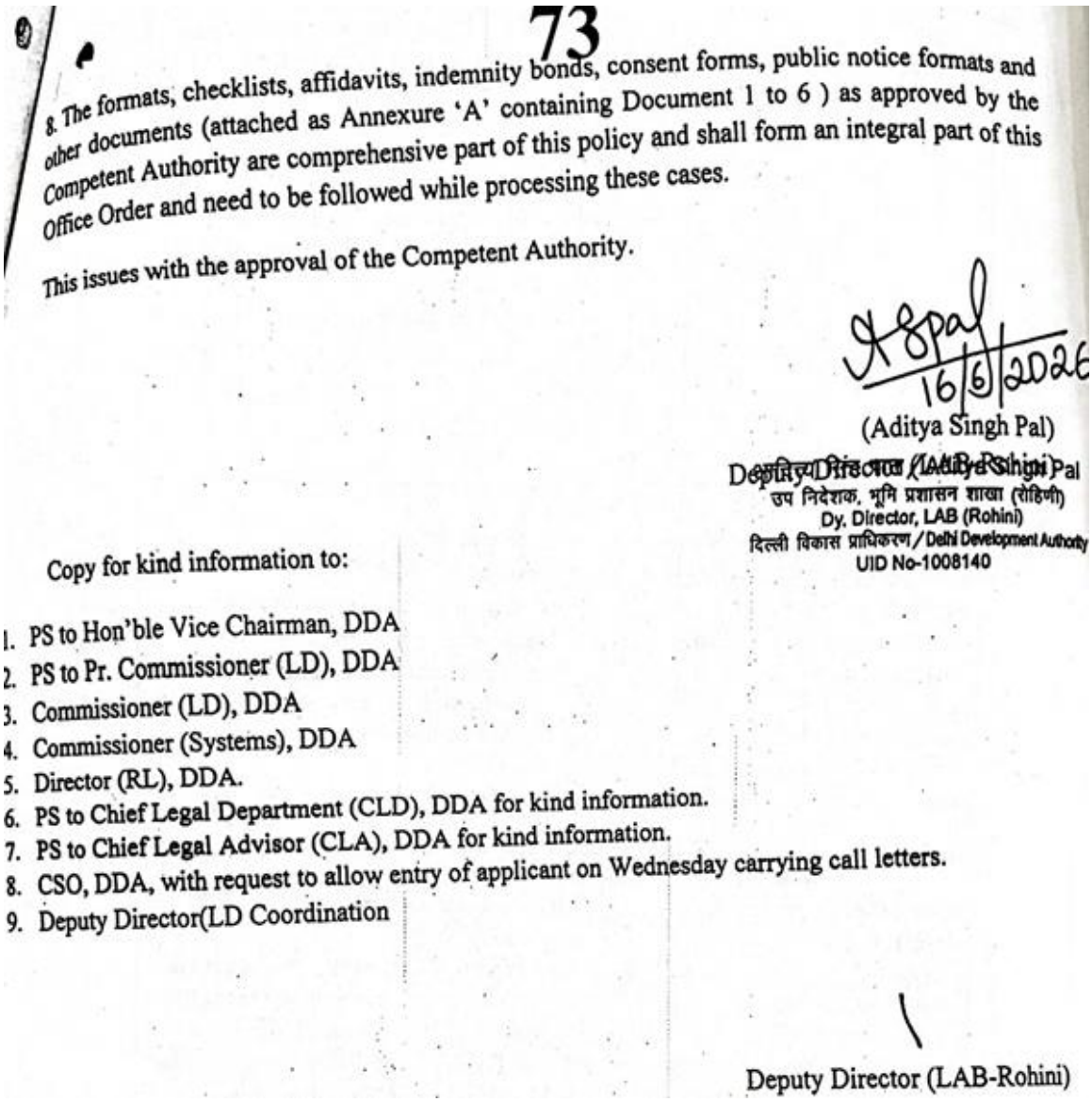
		Form for Voluntary Aadhaar Authentication shall form part of Annexure of this Office Order. F. Additionally, if any fraudster/scammer is found using false claims through fabricated/forged documents to get plot from DDA, following actions are proposed to be taken against him/her: • Allotment of the plot will be cancelled. • A criminal case as per Indian Penal Code/Bharatiya Nyaya Samhita shall be registered against him.
2	Those Cases in which original FDR is lost, but registration records are available in file and registrant/allottee has died and Legal Heir(s) is/are presently residing on same address of 1981 (i.e. at the time of registration)	(i) Same as above. (ii) Surviving Member Certificate from the authority who is competent to issue it. (iii) Undertaking by legal heirs regarding action/FIR or any other suitable proceedings if a case of fraud/forged documents/mis-statement of facts is noticed.
3	Case in which original FDR lost, but registration record available in file and registrant/allottee/Legal heir presently residing at changed address.	(i) All the relevant documents in S. No. 1 above, except 1 (v). (ii) An I-Bond to the effect that Registrant used to live at the address as mentioned in the RR. (iii) Proof of present residence. Any one of the Aadhar/PAN/Passport/Electricity Bill/Water Bill/Driving License/Voter ID is required to be submitted.

5. Considering the detailed scrutiny, verification of records and interaction required in Lost FDR cases, such cases shall ordinarily be **examined on Wednesdays**, which shall be treated as a dedicated day for hearing and verification of Lost FDR cases. Applicants shall be called through formal call letters issued by LAB (Rohini) Branch.

6. In case it is found at any stage that the claim has been preferred on the basis of forged or fabricated documents, impersonation, concealment of material facts, misrepresentation or false statements, DDA shall be at liberty to cancel the allotment, possession, mutation, lease deed, conveyance deed, conversion or any other benefit granted on the basis of such claim. DDA may also initiate appropriate civil and/or criminal proceedings under applicable laws, including lodging of complaints/FIRs with law enforcement agencies, apart from taking any other action deemed necessary and appropriate in the facts and circumstances of the case.

7. The Competent Authority for acceptance or rejection of claims relating to loss of Original Depositor's Copy of FDR under Rohini Residential Scheme, 1981 shall be **Director (RL)**.

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8. The formats, checklists, affidavits, indemnity bonds, consent forms, public notice formats and other documents (attached as Annexure 'A' containing Document 1 to 6) as approved by the Competent Authority are comprehensive part of this policy and shall form an integral part of this Office Order and need to be followed while processing these cases.

This issues with the approval of the Competent Authority.

16/6/2026

(Aditya Singh Pal)

Deputy Director (Aditya Singh Pal)
उप निदेशक, भूमि प्रशासन शाखा (रोहिणी)
Dy. Director, LAB (Rohini)
दिल्ली विकास प्राधिकरण / Delhi Development Authority
UID No-1008140

Copy for kind information to:

1. PS to Hon'ble Vice Chairman, DDA
2. PS to Pr. Commissioner (LD), DDA
3. Commissioner (LD), DDA
4. Commissioner (Systems), DDA
5. Director (RL), DDA.
6. PS to Chief Legal Department (CLD), DDA for kind information.
7. PS to Chief Legal Advisor (CLA), DDA for kind information.
8. CSO, DDA, with request to allow entry of applicant on Wednesday carrying call letters.
9. Deputy Director(LD Coordination

Deputy Director (LAB-Rohini)

7. A perusal of the above-referred Circular dated 16.06.2026 shows that the same has attempted to cover substantial cases of allotments based on lost FDRs. The only apprehension of the petitioners is that by following the mandate of the said Circular, valuable time would be lost as petitioners have already been waiting for their allotments for more than 45 years. I am of the view that the same can be addressed by placing the respondent No. 1/DDA on

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a timeline.

8. Accordingly, it is directed that the respondent No.1/DDA shall consider all the cases of the petitioners in accordance with the Circular dated 16.06.2026 expeditiously and within 6 months from today. In case the petitioners are found eligible, the allotment shall be made within 2 months thereafter.

9. In case the amounts have been deposited and the mutation has also been carried out by the respondent No. 1/DDA after verification of the same, due regard shall also be paid to the same.

10. The respondent No. 1/DDA shall also be conscious of the fact that a substantial time has elapsed and the petitioners may not be able to comply with the mandate of the Circular dated 16.06.2026 in its strict sense. In such situations, the respondent No. 1/DDA will also be at liberty to ask for substitute/alternative documents, if some of the required documents are not available with the petitioners.

11. In case any of the petitioners are aggrieved by the non-allotment/rejection of their case(s) by the respondent No. 1/DDA, they shall be at liberty to file fresh petitions.

12. The decisions/status of possession will be communicated by the respondent No. 1/DDA to the petitioners or their respective counsels through post as well as on their email ID.

13. The documents handed over in Court today in W.P.(C) 6577/2026 and W.P.(C) 16316/2022 are taken on record.

14. With these directions, the petitions, along with any pending applications, are disposed of.

15. Interim orders passed in favour of the petitioners shall continue till

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their cases are decided by the respondent No. 1/DDA.

JASMEET SINGH, J

OCTOBER 27, 2026/AS

(corrected and released on 28.10.2026)

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