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

+ **W.P.(C) 6200/2020**

BIJENDER SINGH SHOKEEN

.....Petitioner

Through: Mt R K Tarun, Ms Aditi Shivadhatri
through VC, Ms Khushi Gupta, Mr
Hemant Jain, Advs.

versus

DELHI DEVELOPMENT AUTHORITY

.....Respondent

Through: Ms. Shahana Farah (Addl. Standing
Counsel), Mr. Abhigyan, Ms. Reya
Paul, Ms. Amruta Padhi, Ms. Nidhi
Singh, Advs.

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER
20.02.2026

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

“i. Issue a writ in the nature of mandamus or any other appropriate writ/s, order/s, direction/s directing the Respondent, to act forthwith on the Representation dated 16.04.2013, thereby allowing the conversion of the shop No. 11, LSC, Block A, Paschimpuri, in to freehold property. And/or;

ii. Pass any other or further order/s or direction/s as this Hon'ble Court deems fit and proper be also awarded to the Petitioner and against the Respondents, in the interest of justice.”

2. The case of the petitioner is that the petitioner has made numerous



applications for conversion of his property bearing shop No. 11, LSC, Block A, Paschimpuri from lease hold to free hold and despite the same, his property has not been converted.

3. Ms. Farah, learned counsel for the respondent states that the petitioner has been misusing the property since 1990 and despite repeated requests and show cause notices, the petitioner has not paid the misuser charges and hence the conversion application has been rejected.

4. She further states that w.e.f. 01.01.2026, there is no conversion policy with the DDA.

5. Hence, she presses for dismissal of the present writ petition.

6. I am unable to agree.

7. In the present case, as per the counter-affidavit, the property of the petitioner was inspected on 30.04.2013 and a letter of 18.12.2013 was issued by the respondent demanding Rs. 1,79,411/- as conversion charges.

8. The said amount duly stands paid by the petitioner.

9. The petitioner also has stopped the misuser of the premises since the said date.

10. As per para 18, the respondent on 04.08.2014 has levied damages of Rs. 13,58,429/- and hence the same has already been quantified till the date of stoppage of misuser.

11. For the said reasons, I am inclined to allow the petition.

12. The present petition will be treated as an application for conversion for shop No. 11, LSC, Block A, Paschimpuri from lease hold to free hold and the charges will be communicated to the petitioner who shall pay the same within 4 weeks thereafter.

13. On payment of charges, the property shall be converted from lease



hold to free hold including the damages.

14. With these directions, the petition is disposed of.

JASMEET SINGH, J

FEBRUARY 20, 2026/DM