$~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

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+ 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

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

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+ W.P.(C) 13340/2022

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+ 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

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+ 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

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+ W.P.(C) 2218/2023

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

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+ 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

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

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

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

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+ 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

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

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+ 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

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

: JASMEET SINGH, J (*ORAL*)

1. These are all writ petitions which have a common issue, i.e. loss of Registration Deposit Receipt(` F D R _) .

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:-

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

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