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

+ **W.P.(C) 9126/2024**

LAXMI NARAYAN

.....Petitioner

Through: Mr. Ishan Sanghi Ms. Poorvashi
Kalra, Advocates.

versus

DELHI URBAN SHELTER IMPROVEMENT BOARD

.....Respondent

Through: Mr. Rishikant Singh, Mr. Dinesh
Kumar, Mr. Prakhar Raj Thakur and
Mr. Manoj Jadly, Advocates.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

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20.02.2026

1. The instant petition is for the following reliefs:-

"A) It is, therefore, most respectfully prayed that this Hon'ble may be pleased to issue a Writ in the nature of MANDAMUS and/ or any other appropriate Writ/Order/ Direction of like nature thereby directing the Respondent to convert the property bearing number 140 Block No. 6, Dakshin Puri Extension, New Delhi-110062 from licence-hold to freehold.

B) Pass any other order(s) as the Hon'ble court may deem fit and proper in the facts and circumstances of the case."

2. The petitioner claims to be the absolute owner of property bearing number 140 Block No.6, Dakshin Puri Extension, New Delhi-110062 ('suit property'). According to the petitioner, he has purchased the suit property *vide* an Agreement to Sell dated 25.02.1981. He therefore submits that as per the policy introduced by the respondent for the grant of freehold/ownership rights to the allottees/occupants/purchasers of 45 JJ Resettlement colonies,



the petitioner has made an application on 23.09.2019. It was informed to the petitioner that some objections were raised by the family members and therefore his application was not processed. The petitioner, thereafter, made a detailed representation on 16.11.2022 and reminder on 06.10.2023. He then submits that the matter remained pending with the respondent.

3. Though, the respondent controverts the right of the petitioner from converting the suit property from license hold to free hold, however, there does not seem to be any speaking order passed by the respondent.

4. If according to the respondent, for any reason the property cannot be converted into freehold, the petitioner deserves an opportunity of hearing and sufficient time to explain those reservations.

5. The respondent is, therefore, directed to fix the date of hearing of the petitioner. Let the petitioner to appear before the respondent and to produce the relevant documents etc.

6. Depending upon the same, the respondent shall take a final decision within a period of six months from the date of first hearing.

7. With the aforesaid observations, the instant petition stands disposed of.

8. All rights and contentions of the parties are left open.

PURUSHAINdra KUMAR KAURAV, J

FEBRUARY 20, 2026

Nc/mj