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

+ **W.P.(C) 16441/2022**

**SHRI SUMIT MEHRA AND ORS** .....Petitioners

Through: Mr. S. K. Rout, Mr. Aman Mehrotra,  
Ms. Alka, Mr. Rahul and Ms.  
Parmita, Advs.

versus

**DELHI DEVELOPMENT AUTHORITY** .....Respondent

Through: Ms. Sapna Chauhan; Advocate, Ms.  
Bhumi Jain; Advocate

**CORAM:**

**HON'BLE MR. JUSTICE JASMEET SINGH**

**ORDER**

% **02.02.2026**

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

*“i) direct the Respondent No. 1 to reconstruct the entire original file of property bearing no. 30/25, Shakti Nagar, Delhi -110007;  
ii) direct the Respondent No. 1 to supply the original sale deed executed by it in favour of late Shri Bhola Nath Mehra after its due reconstruction in a time bound manner.”*

2. It is stated by learned counsel for the petitioners that the petitioners are the owners of property bearing No. 30/25, Shakti Nagar, Delhi-110007.

3. When the matter came up for hearing before this Court on 13.04.2023, this Court directed as under:

*“1. Issue notice. Learned standing counsel for the Respondent,*



*Delhi Development Authority ('DDA'), accepts notice.*

*2. The learned standing counsel for the Respondent, DDA, states that Respondent has been unable to make any progress on the reconstruction of the file.*

*3. In view of the averments made in the petition and the inability expressed by the Respondent, DDA, this Court hereby directs the Petitioner herein to appear before Deputy Director (Old Scheme Branch) on 25.04.2023 at 03:00 P.M. along with all document available in their possession to enable the said Deputy Director to peruse the documents and hear the Petitioner. In case the Deputy Director requires further documents, the same shall be provided by the Petitioner to the Respondent, if available in his custody. The Deputy Director after perusal of the said documents may retain copies to enable the DDA to reconstruct the file. Respondent, DDA, is directed to give an acknowledgment to the Petitioner for the copy of the documents received.*

*4. The Deputy Director shall record the minutes of the meeting directed to be held on 25.04.2023, within one week thereafter. If any further meeting is held, similarly, minutes be drawn for the said meeting.*

*5. After the said exercise is completed, the Respondent shall also file a short affidavit within four (4) weeks thereafter, confirming whether the file stands constructed and relief sought in the petition can be acceded to by the Respondent, DDA.*

*6. List for reporting the outcome of the reconstruction effort and the short affidavit on 04.09.2023."*



4. Mr. Rout, learned counsel for the petitioners states that the petitioners have already visited the office of DDA/respondent and shown all the original documents in their favour showing that they are the owners of the property.
5. For the said reasons and in case the DDA is satisfied with the documents furnished by the petitioner, the DDA shall execute the sale deed in favour of the petitioners for property No. 30/25, Shakti Nagar, New Delhi after complying with the procedure and applicable laws expeditiously and not later than 6 weeks from today.
6. The petition is disposed of in aforesaid terms.
7. In case the needful is not done, the petitioners will be entitled to revive the petition.

**JASMEET SINGH, J**

**FEBRUARY 2, 2026/DM**