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

Date of decision: 22nd May, 2026

Uploaded on: 26th May, 2026

+ **W.P.(C) 9034/2025 & CM APPL. 35217/2026**

KANTA RANI

.....Petitioner

Through: Mr. Ashwini Kumar Singh and Ms.
Shruti Singh, Advs.

versus

REGISTRAR OF COOPERATIVE SOCIETIES & ORS.

.....Respondents

Through: Ms. Urvi Mohan (Mb: 7718992441) &
Mr. Sameer Vashishtha (Mb.
9873880830)

Ms. Mrinalini Sen, SC with Mr.
Pranay Lakhanpal, Adv. for DDA.

CORAM:

JUSTICE PRATHIBA M. SINGH

JUSTICE MADHU JAIN

Prathiba M. Singh, J. (Oral)

1. This hearing has been done through hybrid mode.
2. The Petitioner who claims to be a co-allottee of flat no. D-14, Mother Dairy Employees CGHS Ltd., Plot no. 6, Sector 5 Dwarka, New Delhi (*hereinafter, 'the subject flat'*) had filed the petition, *inter alia*, seeking allotment in her favour so that she can also get the final mutation and lease deed executed in her favour.
3. The case of the Petitioner was that the share certificate was issued in her name by the Mother Dairy Employees CGHS Ltd. (*hereinafter, 'the Society'*) on 23rd May, 2023 and the no-due certificate had also been issued



on 27th May, 2023. Thereafter, the Petitioner had sought regularisation (sic) mutation through the Society, however, the same had not happened.

On 24th February, 2026, the Court was informed that the RCS has now issued clearance and regularisation of membership in respect of the Society on 18th September, 2025 *qua* the Petitioner who has been allotted the subject flat. Accordingly, the Court had directed as under:

“5. In view thereof, let the DDA take steps for conversion of the subject flat from leasehold to freehold, upon payment of requisite charges by the Petitioner.

6. Let the requisite charges be communicated to the Petitioner by the DDA within two weeks.

7. Upon the said charges being paid, the conversion be processed and final decision be taken in this matter by 30th April, 2026.

8. A status report be filed by the DDA by the next date of hearing.”

4. Heard the Id. Counsels for the Parties. As is clear from the above order that the regularization of the Petitioner’s flat has been done and a recommendation has also been sent to the Delhi Development Authority (hereinafter “DDA”) by the Registrar Co-operative Societies (hereinafter “RCS”).

5. However, there is a delay in the conversion of the flat from lease hold to free hold, as the relevant portal of the DDA is not functional. As soon as the portal is functional, the Petitioner is free to apply afresh for conversion and the same shall be processed within a period of six weeks thereafter subject to all formalities as applicable being completed.

6. At this stage, the Ld. Counsel for the Petitioner has raised a serious objection that the portal of the DDA for regularization of property is not



functional since 2nd January, 2026.

7. This Court has also heard similar grievances in many matters. Conversion of properties from leasehold to freehold is an important step which enables citizens to deal with their properties. Delay in the same could severely hamper the interest of property owners.

8. Thus, the DDA ought to take immediate steps to restore the functioning of the portal. Accordingly, let the Vice Chairman, DDA file a status report as to the reasons why the concerned portal is not functional, the steps taken so far and a timeline by which the same shall be functional. The status report shall be placed on record within 4 weeks by way of an affidavit.

9. The petition is disposed of in the above terms. Pending applications, if any, are also disposed of.

10. List for compliance on 30th July, 2026.

**PRATHIBA M. SINGH
JUDGE**

**MADHU JAIN
JUDGE**

MAY 22, 2026/b/msh