



2026:DHC:8136



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* IN THE HIGH COURT OF DELHI AT NEW DELHI

% Date of Decision: 18th September, 2026

CNR No. DLHC010007082026

+ CONT.CAS(C) 63/2026 & CM APPL. 64226/2026

ANIL KUMAR GAMI SOLE PROPRIETOR M/S CHEM ACE
MARKETINGPetitionerThrough: Mr. Arjav Jain with Mrs. Archana
Jain and Ms. Shreya V. Mehra,
Advocates.
(M): 9811074570
Email:chambers.ayavjain@gmail.com

versus

SHRI N. SARVANA KUMAR THE VICE CHAIRMAN DELHI
DEVELOPMENT AUTHORITY & ORS.RespondentsThrough: Mr. Sanjay Vashishtha, SC, DDA
with Mr. Siddhartha Goswami and
Mr. Aditya Sachdeva, Advocates for
DDA.
(M): 8800111333
Email:
vlocommunication@outlook.com
Mr. Shiven Varma, Advocate for
respondent no. 2 and 3/GNCTD .
(M): 9810768282
Email: shivenv18@gmail.comCORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA
MINI PUSHKARNA, J. (ORAL):CM APPL. 64226/2026



1. The present application has been filed alleging wilful disobedience of the order dated 07th May, 2026, passed in the present proceedings, wherein, directions had been given for the Delhi Development Authority (“DDA”) to execute a lease deed in respect of the property in question in favour of the petitioner.
2. Since certain demands have been raised by the DDA, which are disputed by the petitioner, the present application has come to be filed.
3. It is to be noted that the present contempt petition has been filed alleging wilful disobedience of the order dated 27th February, 2025, passed by this Court in *W.P.(C) 2505/2025*, wherein, directions came to be issued in the following manner:

- “1. The grievance raised by the petitioner is very short one.*
- 2. Petitioner was allotted a warehousing plot i.e. Plot No. 278, Block-C, measuring 50.00 square meters situated in IFC Holambi Kalan, Narela, Delhi.*
- 3. Allotment letter was received by the petitioner on 18.10.2019.*
- 4. The attention of this Court has been drawn towards the show-cause notice issued by DDA on 18.04.2022 whereby they had asked the petitioner to explain reasons as to why allotment be not cancelled for non-submission of documents.*
- 5. According to petitioner, he had sent appropriate reply to the abovesaid letter on 26.04.2022 and along with the abovesaid letter, he had also sent the complete set of documents but despite above, nothing further has been done.*
- 6. Learned counsel for DDA appears on advance notice and submits that she does not have requisite instructions whether the above said response dated 26.04.2022, was ever received by DDA or not.*
- 7. Learned counsel for petitioner submits that, even otherwise, all such documents, which the respondent Authority wanted, are already part of the present writ petition as well.*
- 8. Learned counsel for respondent Authority submits that,*



without prejudice to their rights and contentions, they would treat the present writ petition as a representation and would take appropriate action in accordance with law, in a time-bound manner.

9. *Learned counsel for the petitioner has no objection to the above said proposal.*

10. *In view of the above, the present writ petition is disposed by directing to respondent Authority consider the present writ petition as a representation and to decide the same in accordance with law, within a period of four weeks.*

11. *Needless to say, in case, respondent requires some additional documents or information from the petitioner, the same shall be communicated to him well in advance so that there is no further delay in the matter.*

12. *Petition stands disposed of in aforesaid terms.*

13. *All rights and contentions of the parties are reserved.*

14. *It is, however, clarified that this court has not given any observation about the merits of the case.*

15. *Needless to say, in case, petitioner is aggrieved by the outcome of such representation, he would be at liberty to take appropriate remedial steps, as permissible under law."*

4. Perusal of the aforesaid order clearly shows that the said writ petition was disposed of with directions to the DDA to consider the said writ petition as a representation and to decide the same in accordance with law. Further, the aforesaid order also clarified that the Court had not given any observation on the merits of the case.

5. Affidavit of Compliance dated 24th February, 2026, on behalf of the DDA is on record, which reads as under:

“

1. I, Mrs. Seema Seth D/o Lt. Sh. L.D. Bansal, aged about 59 years, presently working as Deputy Director with the Delhi Development Authority, having my office at Vikas Sadan, INA, do hereby solemnly affirm and state as under:



2. That I am the authorized officer/representative of the Appellant, Delhi Development Authority, in the above-captioned matters, and am fully conversant with the facts and circumstances of the case. I am competent to swear this affidavit.
3. That vide orders dated 27.02.2025 and 07.08.2025, passed by this Hon'ble Court in WP (C) No. 2505/2025, this Hon'ble Court was pleased to direct the Respondent to consider the writ petition as representation and to take cognizance of the deposit of the applicant respectively.
4. That further, vide order dated 23.02.2026, this Hon'ble Court directed the Respondent to place on record the status of compliance of the earlier directions.
5. That in compliance with the aforesaid orders and pursuant to the directions of this Hon'ble Court, the competent authority of DDA examined the matter concerning Plot No. 278, Block-A, measuring 50.00 sq. m., situated at IFC, Holambi Kalan, Narela, Delhi. A copy of the Letter No. F.9(7)/2019/CL/165 dated 23.02.2026 is annexed as **Annexure R-1**.
6. That accordingly, a letter bearing No. F.9(7)/2019/CL/165 dated 23.02.2026 was issued by the Commercial Land Branch, DDA, to M/s Chem Ace Marketing, calling upon them to attend the office of the Assistant Director (CL), 1st Floor, Vikas Sadan, INA, New Delhi on 26.02.2026 at 11:00 AM, along with requisite documents.
7. That the said communication was issued in reference to the orders of the Hon'ble High Court including order dated 07.08.2025 and in view of the deposit of Rs. 20,000/- made before the Registrar, High Court of Delhi. The applicant was directed to produce requisite documents



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8. That the aforesaid action has been taken strictly in compliance with the directions of this Hon'ble Court and the matter has been processed in accordance with applicable rules and policy.
9. That the present affidavit is being filed bona fide interest. 

6. Perusal of the aforesaid Compliance Affidavit shows that pursuant to the directions of this Court, the Competent Authority of DDA has examined the matter with regard to the plot of the petitioner i.e., *plot no. 278, Block - A, measuring 50 square meters, situated at I.F.C. Holambi Kalan, Narela, Delhi*. Further, the petitioner has also been called upon for hearing, and subsequently, various letters to the petitioner have been issued by the DDA.

7. This Court notes letter dated 26th February, 2026, issued by the Commercial Land Branch, DDA, to the petitioner herein, wherein, it has been specifically stated that the DDA intends to execute the lease deed in favour of the petitioner. The said letter dated 26th February, 2026, reads as under:

“


DELHI DEVELOPMENT AUTHORITY
COMMERCIAL LAND BRANCH
A-116, 1st Floor, Vikas Sadan, INA, New Delhi-23

No. F.97(02)2019/CL/1613

To
M/s Chem Ace Marketing
1402/14, Tilak Bazar Chowk
Delhi-110006

Dated:
26.02.26



Sub. :- Handing over possession of Plot No. 278 , Block-C, Measuring 50.00 SQM situated at IFC, Holambi Kalan, Narela, Delhi.



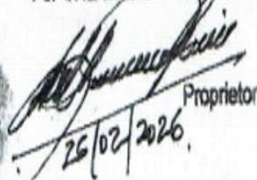
Ref.: W.P.(C) 2505/2025, CM APPL. 11861/2025 & CM APPL. 11862/2025

Sir,

It is intended to hand over the possession of the plot mentioned above to you in anticipation of execution of lease deed which is likely to take some time. The Executive Engineer is requested to handover the possession of the plot on or before 28.03.26 at 11:00 AM to you. You are therefore requested to be present at plot site on the appointed time and date.

Further you may kindly sign the possession letter and also give the undertaking to execute the lease deed as and when called upon to do so which shall be followed in due course.

For CHEMACE MARKETING


Proprietor
26/02/2026

Yours faithfully


26/02/26
Asstt. Director (CL)

Copy forwarded to:-

1. Executive Engineer (Civil), NPD-7/ DDA, Munim ji ka bagh, Narela, Delhi -110040 is requested to handover the possession of the plot to the allottee Sri Arun Kumar Sharma and prepare the site plan of the plot and also send the possession slip to this office for the record.

TRUE COPY

Asstt. Director (CL)

8. A Physical Possession Slip dated 13th March, 2026, was also issued by the DDA to the petitioner. The same is reproduced as under:



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“

 **दिल्ली विकास प्राधिकरण**
कार्यालय सहायक अभियंता द्वितीय
नरेला परियोजना खंड -7
मुनीम जी का बाग नरेला दिल्ली-110040

PHYSICAL POSSESSION SLIP

Certified that Physical Possession of Plot No. 278 in **Block-C (Phase-II)** Measuring **50.00 Sqm** situated at **IFC, Holambi Kalan, Narela, Delhi.** is hereby handed over to **M/s Chem Ace Marketing** through its proprietor **Sh. Anil Kumar Gami** on dated: **13.03.2026** as per Possession letter issued by Assistant Director commercial land branch/DDA vide **No. F.97 (02) 2019/CL/1613** dated **26.02.2026**. It is a corner plot/not a corner plot on 24 mtr. and free from encroachment.

Taken over by:

N.P./U.P.
For CHEM ACE MARKETING

Proprietor

Handed over by:

AP
13/03/26
Asstt. Engineer-I
NPD-7/DDA
NPD-7/DDA

1. Signature of Allottee: _____
Name of Allottee: **M/s Chem Ace Marketing**
Proprietor: **Sh. Anil Kumar Gami**

DATE *13/03/2026.*

”

9. Subsequently, a letter dated 18th August, 2026, has been issued by the Commercial Land Branch, DDA, to the petitioner, wherein, various directions have been issued to the petitioner to deposit the requisite documents. The said letter dated 18th August, 2026 reads as under:



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**DELHI DEVELOPMENT AUTHORITY
COMMERCIAL LAND BRANCH**

A-116, 1st Floor, Vikas Sadan, INA, New Delhi-23

No. F.97(2)2019/CL / 198

Dated: 18/8/26

To

✓ M/s Chem Ace Marketing
1402/14, Tilak Bazar Chowk
Delhi-110006

Sub. :- Regarding submission of application for execution of lease deed in respect of Plot No. 278, Block-C, IFC Holambi Kalan, Narela, Delhi

Ref - Cont. Case (C) 63/2026 titled Anil Kumar Gami Sole Proprietor M/s Chem Ace Marketing V/s Shri N. Sarvana Kumar The Vice Chairman Delhi Development Authority & Ors.

This is with reference to the subject matter wherein Hon'ble Delhi High Court vide order dt. 14.01.2026 directed DDA to decide the petitioner's representation in terms of the order dated 07.08.2025 passed in W.P. (C) No. 2505/2025. Pursuant thereto, the possession letter in respect of the aforesaid plot was issued on 26.02.2026. After taking over of physical possession of the plot no. C-278, IFC Holambi Kalan, Narela, Delhi on 13.03.2026, you have not applied for issuance/execution of the Lease Deed along with requisite documents. In the absence of the said application, the case for issuance/execution of Lease Deed could not be processed.

Further, vide order dated 07.05.2026, the Hon'ble High Court directed DDA to take expeditious steps for execution of the lease in respect of the said property in favour of the petitioner within a period of four weeks.

However, the records available in this office have again been gone through, and it has been observed that no application / request for issuance / execution of the lease deed has been received in this office till date.

It is therefore requested to submit an application / request, along with the following requisite documents, in order to facilitate the execution of the lease deed in compliance with the directions of the Hon'ble High Court -

1. Application for issuance / execution of lease deed.
2. Copy of the possession slip.
3. Copy of the site plan.

TRUE COPY

4. Copy of ID proof.
5. Copy of proof of deposit of Rs. 20,000/- with the Registry of the Hon'ble High Court of Delhi.
6. Copy of challans paid in r/o Ground Rent / any other dues, if any.

Copy to for kind information -

1. Director, Commercial Land, DDA
2. Deputy Director, Commercial Land, DDA

Asst. Director (CL)

Asst. Director (CL)

10. Furthermore, another letter dated 21st August, 2026, has been issued

Signature Not Verified

Digitally Signed
By: HARIOM SHARMA
Signing Date: 22.09.2026
11:46:12

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by the DDA to the petitioner, wherein, the DDA has demanded a sum of Rs. 3,59,347/- from the petitioner, as outstanding dues with respect to the property in question in order to execute the lease deed. The said letter dated 21st August, 2026, issued by the Commercial Land Branch, DDA is reproduced as under:

DELHI DEVELOPMENT AUTHORITY
COMMERCIAL LAND BRANCH
A-116, 1st Floor, Vikas Sadan, INA, New Delhi-110023

No. F.97 (02)2019/CL/207 Dated: 21/08/2026

To ✓
M/s Chem Ace Marketing
R/o 1402/14, Tilak Bazar,
Delhi-110006

Sub: Regarding outstanding dues in respect of plot no. C-278, measuring 50 SQM situated at IFC Holambi Kalan, Narela, Delhi

Sir,

As per report of Accounts Branch, the detail of outstanding dues against the subject cited property is as under:-

1. Ground rent	-	Rs. 79,187/-
2. Interest on Ground rent	-	Rs. 10,784/-
3. GST (CGST + SGST)	-	Rs. 2,69,376/-
Total	-	Rs. 3,59,347/-

You are, therefore, requested to deposit the demand of outstanding dues of above mentioned amount within 15 days from the date of issue of this letter & furnish the third copy of Bank challan to this office, failing which, action as deemed fit will be initiated in the matter and GST Invoice attached herewith.

Encls : As above

21/08/26
Asstt. Director (CL)

“ ”

11. Accordingly, it is seen that the DDA has complied with the directions



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issued in the order dated 27th February, 2025, passed in *W.P.(C) 2505/2025*, in order to consider the petition of the petitioner as a representation and consider the matter for the purposes of execution of the lease deed.

12. This Court takes note of the submission made by learned counsel for the petitioner that the petitioner has objection to the payment of the aforesaid amount of Rs. 3,59,347/-.

13. It is to be noted that the order passed by this Court in the writ proceedings did not adjudicate the claim of the petitioner herein on merits. Therefore, the issue as to the amounts which are payable by the petitioner has, as such, not been adjudicated.

14. Accordingly, noting the aforesaid, no further orders are required to be passed in the present petition.

15. However, the petitioner is at liberty to seek his remedies in accordance with law, in case, the petitioner seeks to dispute the demand raised by the DDA for the purposes of the execution of the lease deed.

16. Accordingly, the present petition along with the pending application stands disposed of.

17. The next date of hearing of 17th November, 2026, stands cancelled.

MINI PUSHKARNA, J

SEPTEMBER 18, 2026

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