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* IN THE HIGH COURT OF DELHI AT NEW DELHI

Date of decision: 10th July, 2026

Uploaded on: 13th July, 2026

+ W.P.(C) 9124/2026 and CM APPL. 42783/2026, CM APPL. 42784/2026, CM APPL. 42785/2026

SHRI RAM KATULA

.....Petitioner

Through: Mr. Abhijat, Sr. Advocate along with
Mr. Harshit Jain, and Mr. Harsh and
Mr. Arjun Drall, Advs.

versus

DELHI DEVELOPMENT AUTHORITY
& ORS.

.....Respondents

Through: Ms. Prabhsahay Kaur, Standing
Counsel with Mr. Bir Inder Singh
Gurm and Mr. Kamendu Pandey,
Advs. for DDA.

CORAM:

JUSTICE PRATHIBA M. SINGH

JUSTICE VIKAS MAHAJAN

Prathiba M. Singh, J. (Oral)

1. This hearing has been done through hybrid mode.
2. The present petition has been filed by the Petitioner, *inter alia*, seeking directions to the Respondents to execute the lease deed in favour of the Petitioner in terms of the arbitral award dated 18th June, 2014 in ***Arbitration Case No. 225/2009/DCT*** (hereinafter, 'the arbitral award').
3. A brief background of the present case is that an arbitral award was passed on 18th June, 2014, wherein the Id. Arbitrator had held that the claimant *i.e.*, the Petitioner's father was a valid member of Rajdhani Housing Society Rajdhani Enclave, Pitam Pura (hereinafter, 'the Society').
4. The arbitral award also held that Smt. Ranjana Kapoor was not a valid



member of the Society. The operative portion of the said award reads as under:-

“[...]

1. The claimant is declared as a valid member of the society and entitled to allotment of plot No. 247 in the respondent society against membership no.19.

2. The Respondent No. 2 is not a valid member of society as she was never enrolled as member of the respondent society.

3. The society is further directed to get the sub lease deed executed in the name of the claimant through his legal heirs within a period three months.

4. There is no order as to costs.”

5. Thereafter, the arbitral award was challenged before the Delhi Cooperative Tribunal by Smt. Ranjana Kapoor. *Vide* judgment dated 19th February, 2019, in ***Appeal No. 140/2014/DCT***, the arbitral award was upheld. The relevant portion of the said judgement is set out below:

“[...] 19. The impugned award is well reasoned and has been passed by considering the pleadings, documentary evidence as per provisions of DCS Act & Rules. The contention that the impugned award is based on conjectures and surmises or passed in illegal, arbitrary, in erroneous way and without application of mind are not tenable.

20. In our considered view, there is no merit in the objections raised on behalf of appellant. The impugned award does not suffer from any illegality, infirmity or impropriety. The appeal is liable to be dismissed and is accordingly dismissed”



6. Pursuant thereto, the judgement dated 19th February, 2019 of the Delhi Cooperative Tribunal was challenged by Smt. Ranjana Kapoor before a Division Bench of this Court.

7. Ld. Division Bench of this Court in ***Writ Petition (Civil) 7300/2019*** and ***Writ Petition (Civil) 1054/2020*** had, *vide* order dated 1st August, 2025 dismissed the said writ petitions and had thus, upheld the arbitral award.

8. In addition, a review petition being ***Review Petition 504/2025*** was also filed by Smt. Ranjana Kapoor, which was also dismissed by the Id. Division Bench *vide* order dated 25th September, 2025.

9. The matter finally reached the Supreme Court in ***SLP (Civil) Diary No. 214/2026***, wherein *vide* order dated 27th February, 2026, the Supreme Court had also dismissed the SLP. The said order dated 27th February, 2026 is set out below:

“[...]”

1. *Delay in filing and refiling is condoned.*

2. *Having heard the learned Senior Counsel appearing for the petitioner, we do not find any good ground to entertain these petitions. Hence, Special Leave Petitions stand dismissed. It is made clear that if petitioner has any claim against the society, she may raise such claim in accordance with law with all just*

3. *Pending application(s), if any, shall^tand disposed of.”*

10. In effect, therefore, the arbitral award has attained finality and is to be given effect to. Thus, the Petitioner herein, who is the son of the original



claimant is entitled to be allotted Plot No. 247 in the Society.

11. The Society had also passed a resolution on 9th December, 2015, wherein it was decided that the membership of late Mr. Mani Ram be transferred to Shri Ram, the Petitioner herein, in terms of the arbitral award. The relevant portion of the said resolution dated 22nd August, 2015 passed by the Society is set out below:

True Copy Of Resolution no. 2 passed in the meeting of management committee of Rajdhani CHBS Limited held on 22-08-2015

Transfer of membership of late Sh. Mani Ram to his son Sh. Sri Ram.

It is informed to the members present in the meeting that society had received application/letter dated 28-11-2014 received by society on 20-04-2015 from Sh. Sri Ram for transfer of membership of his late father Sh. Mani Ram to his name.

He enclosed with the application the copy of award dated 18-06-2014 passed by the learned Arbitrator namely Sh. Bhairab Dutt appointed by the office of RCS Delhi. He also enclosed with the application/letter under reference **No Objection Certificates** from the other legal heirs of the deceased that is Sh. Mani Ram (duly attested by notary public) and also his affidavit on non judicial stamp paper of Rs.10 duly attested in this regard.

It is informed that society wrote a letter dated 12-05-2015 to Sh. Sri Ram in reply to his above mentioned letter and stated that case challenging Award has been filed before D.C.T New Delhi and he should wait for the decision of D.C.T. Sh. Sri Ram again sent reply vide his letter dated 26-05-2015 to the society letter dated 12-05-2015 that there is clear cut instructions to society by the Arbitrator and by the RCS office to take steps for allotment of plot no. 247 to Sh. Mani Ram since deceased through his legal heirs and there is no stay of any kind by the D.C.T in this regard. Further Assistant Registrar(CS) has issued letter no. AR(section)260 dated 26-08-2014 to make compliance of the award.

It is informed that entire position is clear before the members present in the meeting. After due discussion it is resolved unanimously that the membership of late Sh. Mani Ram may be transferred to Sh. Sri Ram as per directions in award under reference, subject to the condition that he clears the dues of society in respect of plot no. 247 Rajdhani Enclave, Delhi.

The copy of resolution for transfer of membership of late Sh. Mani Ram to Sh. Sri Ram may be issued.

12. Consequently, after the Award attained finality, the Petitioner approached the Delhi Development Authority (*hereinafter, 'DDA'*) vide a



communication dated 25th March, 2026 for execution of the lease deed in relation to Plot No. 247 in terms of the arbitral award.

13. Pursuant thereto, the DDA wrote to the RCS on 13th May, 2026 for clearance of the membership of Petitioner in order to make the allotment. In view of the fact that till date the allotment has not been made in favour of the Petitioner, the present writ petition has been filed. Ld. Counsel submits that there is no reason to delay the allotment.

14. To cut short the entire controversy, it is clear that the Petitioner's right to obtain allotment is no longer under challenge. The Society has already confirmed the same *vide* its resolution on 22nd August, 2015.

15. Today, the RCS has also handed over a letter dated 19th June, 2026 seeking clearance of the membership of the Petitioner from the Society. Clearly in view of the resolution dated 28th February, 2015, the Petitioner's entitlement is not in question.

16. On behalf of DDA Ld. Counsel submits that if the RCS sends the recommendation, the DDA would make the allotment expeditiously.

17. Under these circumstances, the following directions are issued:-

- i) The Petitioner, along with an office bearer of the Society shall appear before the RCS on **20th July, 2026 at 10:30 AM**. On the said date, any records which are available with the Petitioner or with the Society in respect of the membership may be produced;
- ii) After perusing the records, the RCS shall, by 30th July, 2026, issue recommendation to the DDA for allotment and execution of the lease deed in favour of the Petitioner. The DDA shall then issue the allotment letter by **14th August, 2026**. The lease deed be executed by the DDA thereafter, in accordance with law, upon the Petitioner



completing any necessary formalities.

iii) If the Petitioner wishes to apply for conversion of the plot from lease hold to free hold, he may do so in accordance with law.

18. In view of the above chronology of events, it is made clear that any document executed in favour of Smt. Ranjana Kapoor in respect of this plot would automatically stand cancelled with the final dismissal of ***SLP (Civil) Diary No. 214/2026***. This order be communicated to the concerned Sub-Registrar by Id. Counsel for the DDA.

19. The petition is disposed of in these terms, with all pending applications, if any.

PRATHIBA M. SINGH
JUDGE

VIKAS MAHAJAN
JUDGE

JULY 10, 2026/MR/SS