

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2026
(ARISING OUT OF S.L.P. (C) NO. _____ OF 2026)
[DIARY NO. 46550 OF 2023]

DELHI STATE INDUSTRIAL & INFRASTRUCTURE
DEVELOPMENT CORPORATION LIMITED, ETC. ...APPELLANT(S)

VERSUS

M/S. SYSTEMS INDIA PVT. LTD. & ORS., ETC. ...RESPONDENT(S)

WITH

CIVIL APPEAL NO. _____ OF 2026
(ARISING OUT OF S.L.P. (C) NO. _____ OF 2026)
[DIARY NO. 13550 OF 2025]

O R D E R

1. Delay condoned.
2. Leave granted.
3. Ms. Malvika Kapila, learned counsel appearing for the Delhi Development Authority, placed before us the Record of Discussion dated 22nd September, 2026, by which, a resolution has been arrived at. The Record of Discussion is to the following effect:

"Meeting held under the Chairmanship of Hon'ble Lieutenant Governor, Government of Delhi, on Conversion of Leasehold Industrial Sheds of DSIIDC (including Multi-Storeyed Units at Kirti Nagar Packaging Complex) to Freehold

A meeting was held under the Chairmanship of Hon'ble LG, Delhi on 06.08.2026 to discuss the long-pending issue of conversion of DSIIDC-allotted industrial Sheds, including multi-

storeyed units at Kirti Nagar Packaging Complex, from leasehold to freehold. The CS, ACS Industries, GNCTD, Vice-Chairman, DDA, Commissioner (Land Disposal), DDA, and MD, DSIIDC were present. The issue was discussed in detail and a presentation was made by MD, DSIIDC, covering the background and history of the matter, as summarized below:

Presentation by MD, DSIIDC-Background of the Issue and DSIIDC proposal

MD, DSIIDC apprised the meeting of the background and history of the matter as follows:

DDA allotted various land parcels to DSIIDC during the 1970s and 1980s for construction of industrial sheds under the Half a Million Job Programme and the Self Financing Scheme (SFS). 840 industrial sheds were constructed under the Half a Million Job Programme and 456 sheds under the SFS. DSIIDC has since carried out lease administration functions such as allotment, transfer, mutation, execution of conveyance deeds, auction of cancelled units and eviction proceedings.

In 2005, GNCTD notified the Conversion Scheme for Industrial Plots/Built-up Sheds with the approval of Hon'ble LG. After enactment of the Delhi Industrial Development, Operation and Maintenance Act, 2010 (DIDOM Act, 2010), DSIIDC became the nodal agency for operation, maintenance and lease administration of notified industrial areas.

DSIIDC approved conversion of industrial sheds under the Half a Million Job Programme and SFS on 10.02.2011, and in 2012 initiated conversion at Kirti Nagar Packaging Complex and Mangolpuri Engineering Complex. However, during examination of conversion of multi-storeyed industrial units, it emerged that:

- (i) the Conversion Scheme, 2005 contained no methodology for multi-storeyed units;
- (ii) lease deeds in respect of Kirti Nagar land parcels had not been executed by DDA in favour of DSIIDC; and
- (iii) several policy and legal issues

required clarification.

Meanwhile, the Allottees of Kirti Nagar Packaging Complex filed writ petitions in 2018 (W.P.(C) Nos. 179/2018, 9220/2018, 9268/2018 and 9270/2018) after DSIIDC rejected their conversion applications on grounds that the Conversion Scheme, 2005 did not cover multi-storeyed units along with the lease administration not being transferred by DDA. The Hon'ble Single Judge (22.05.2019) upheld DSIIDC's stand; the Hon'ble Division Bench (29.03.2023) reversed this and directed DSIIDC to process the conversion applications. DSIIDC thereafter filed SLP (Civil) Diary No. 46550/2023 before the Hon'ble Supreme Court, while DDA separately filed SLP (Civil) Diary No. 13550/2025 after its Review Petition was dismissed. As per the latest status, both SLPs are listed before the Hon'ble Supreme Court on 07.08.2026.

Keeping the impending court decision, DSIIDC has put up two proposals, in the presentation,

(1) Transfer of lease administration from DDA to DSIIDC and simultaneously evolved a methodology for determining conversion charges for multi-storeyed industrial units.

(2) The conversion process to be done by DDA and DSIIDC will collect all its outstanding dues from the property allottee before freehold conversion.

After detailed deliberations, following was resolved:

1. Conveying Authority: DDA, as the lessor and title-holder, shall be the competent authority to process and execute the conversion of the properties to freehold, and shall be entitled to levy and recover the applicable conversion charges/fee from the allottees.

2. Condition Precedent-Clearance of Dues: DSIIDC shall first ascertain and recover all outstanding dues payable to it by the respective property allottees. Issuance of a No Objection Certificate (NOC) by DSIIDC in favour of DDA, certifying clearance of such

dues, shall be a mandatory condition precedent to DDA's processing of the conversion in each case.

3. Inter-Agency Reconciliation: Any residual legal or financial issues arising between DDA and DSIIDC shall stand outside the scope of this resolution and shall be reconciled and settled internally between the two agencies, without prejudice to the conversion process for individual allottees."

4. It has been agreed by the parties that the parties shall abide by the resolution terms.

5. Accordingly, the Appeals stands disposed of in terms of the Record of Discussion.

6. Pending application(s), if any, shall also stand disposed of.

.....J.
[PAMIDIGHANTAM SRI NARASIMHA]

.....J.
[ALOK ARADHE]

NEW DELHI;
OCTOBER 05, 2026.

ss

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 46550/2023

[Arising out of impugned final judgment and order dated 29-03-2023 in LPA No. 466/2019 29-03-2023 in LPA No. 467/2019 29-03-2023 in LPA No. 468/2019 29-03-2023 in LPA No. 469/2019 29-03-2023 in LPA No. 470/2019 passed by the High Court of Delhi at New Delhi]

DELHI STATE INDUSTRIAL AND INFRASTRUCTURE
DEVELOPMENT CORPORATION LIMITED

Petitioner(s)

VERSUS

M/S SYSTEMS INDIA PVT., & ORS.

Respondent(s)

IA No. 88554/2024 - CONDONATION OF DELAY IN FILING

IA No. 88555/2024 - CONDONATION OF DELAY IN REFILING / CURING THE DEFECTS

WITH

Diary No(s). 13550/2025 (XIV)

IA No. 87508/2025 - CONDONATION OF DELAY IN FILING

IA No. 87507/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 224072/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ ANNEXURES

Date : 05-10-2026 These matters were called on for hearing today.

CORAM : HON'BLE MR. JUSTICE PAMIDIGHANTAM SRI NARASIMHA
HON'BLE MR. JUSTICE ALOK ARADHE

For Petitioner(s) :Mr. Karan Batura, AOR
Ms. Tanvi Sapra, Adv.
Mr. Raja Chaudhary, Adv.

Ms. Malvika Kapila, AOR
Ms. Harbani Shinh, Adv.
Ms. Apoorva Jain, Adv.
Mr. Kanishk Sachdeva, Adv.

For Respondent(s) :Mr. Sanjeev Kumar Dubey, Sr. Adv.
Mr. Shah Rukh Khan, Adv.
Mr. Mohd. Imran, Adv.

Ms. Tanya Verma, Adv.
Ms. Shubhanshi Phogat, Adv.
Ms. Gauraan, Adv.
Mr. Shrutanjaya Bhardwaj, Adv.
Mr. Nishant Kumar- 3203, AOR

Mr. Sanjeev Kumar Dubey, Sr. Adv.
Mr. Shrutanjaya Bhardwaj, Adv.
Mr. Shah Rukh Khan, Adv.
Mr. Mohd Imran, Adv.
Ms. Tanya Verma, Adv.
Ms. Shubhanshi Phogat, Adv.
Ms. Gauraan- 3419, AOR

Ms. Archana Pathak Dave, A.S.G.
Dr. N. Visakamurthy, AOR
Mr. Kamal Rattan Digpaul, Adv.
Mr. Madhav Sinhal, Adv.
Mr. Kartikay Asthana, Adv.
Mr. B.k Satija, Adv.

Ms. Malvika Kapila, AOR
Ms. Harbani Shinh, Adv.
Ms. Apoorva Jain, Adv.
Mr. Kanishk Sachdeva, Adv.

Mr. Karan Batura, AOR
Ms. Tanvi Sapra, Adv.
Mr. Raja Chaudhary, Adv.

Upon hearing the counsel, the Court made the following
O R D E R

1. Delay condoned.
2. Leave granted.
3. The appeals stand disposed of in terms of the signed order.
4. Pending application(s), if any, shall also stand disposed of.

(SHUBHAM SONI)
COURT MASTER (SH)

(NIDHI WASON)
ASSISTANT REGISTRAR
(Signed order is placed on the file)