

TC JAINA TOWER-1  
FLAT OCCUPIERS & OWNERS WELFARE  
ASSOCIATION (REGD)

*J. M.*

REC/M/25/5626  
29/09/2025 3.06 PM

Ref : DDA/Sept/2025/1104

Dated : 6/09/2025

Dr S C Malhotra  
Chairman

Manwinder Pal Singh  
President  
9810108153

Rajendra K Trakru  
General Sect.  
9999887454

S. P Nirula  
Treasurer  
9810270427

Rakesh Kumar  
Vice President  
9910014446

Satinder Singh  
Joint Secretary  
(Legal)  
8700056612

Depanker Chatterjee  
Vice President  
Maintenance

To,

Sh. Puneet Aggarwal (IDAS)  
Chief Vigilance Officer of DDA,  
Room No. 702, BBlock, 7th Floor, INA,  
New Delhi-23.

Subject: Request for Immediate Cancellation of Lease of Jaina Properties Pvt. Ltd.  
T.C. Jaina Towers, Janakpuri

Honorable Sir,

I wish to bring to your urgent notice the serious and deliberate violations committed by Jaina Properties Pvt. Ltd. in T.C. Jaina Tower-I & II, District Centre, Janakpuri:

1. Massive Unauthorized Construction & Misuse: DDA's own inspection reports (06/06/2024, 23/10/2024 & 16/05/2025) confirm large-scale deviations, encroachments, and misuse of common areas.
2. Fire Safety Violations: Despite Fire Department's objection (Ref. P61DFS/MS/08/2322, dated 13/08/2006), the builder illegally converted the Fire Control Room into a shop, renting it out for lakhs of rupees.
3. Fraudulent Litigation: The builder, through a fake association, has obtained stay orders (Suit No. 104/2010 & 366/2012) only to frustrate genuine allottees. It is submitted that a fictitious and shell association, deliberately created by the builder, has obtained a stay order in Suit No. 70/2001 before the Trial Court, Tis Hazari, the genuine occupants of T.C. Jaina Tower-1 are unaware of this fictitious foul play. Number of occupants have been in possession for the last 20-23 years and more, yet no such association has ever functioned or represented the interests of occupants. The so-called Janakpuri Jaina Tower Association, which claims to operate from Unit No. 814, 8th Floor, T.C. Jaina Tower-1, Plot No. 3, District Centre, Janakpuri, is nothing but a proxy association floated by the builder solely to misuse the process of law. It is further on record that frivolous case to get stay for illegal space by Mrs. Usha Jain, wife of the Managing Director of Jaina Group, is also a Director of Jaina Property Pvt. Ltd., along with their son Mr. Anupam Jain and daughter Ms. Nitika Jain, as reflected in the records of the Director (Building), Commercial & Legal. This clearly establishes that the said association is under the direct control and influence of the builder and his family, and is being used only as a tool to obstruct justice and protect their illegal acts.
4. Cheating Investors: Hundreds of small shop owners have invested their lifelong savings but are now facing harassment, false cases, and dispossession attempts by the builder.

These actions are a clear breach of lease terms and pose grave risks to public safety.

Regd. Off: S15 Jaina Tower-1 Janakpuri District New Delhi-110058 (INDIA)  
G.S Office : 513,514 Jaina Tower-1 Janakpuri District New Delhi: 110058 (INDIA)  
Mob : 9810108153, 9999887454  
Email : raj.trakru@gmail.com

These actions are a clear breach of lease terms and pose grave risks to public safety.

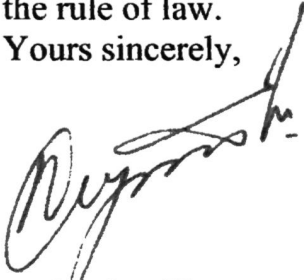
**Prayer:**

We therefore request your immediate intervention to:

- Cancel the lease agreement of Jaina Properties Pvt. Ltd. for T.C. Jaina Towers, 1 & 2
- Take direct control of the buildings in the larger public interest, and
- Initiate penal action against the builder for fraud, encroachment, and misuse.

Your prompt action will protect hundreds of innocent investors and restore faith in the rule of law.

Yours sincerely,



**Rajendra Kumar**

*General Secretary*

T.C. Jaina Tower-1 Flat Occupiers and Owners Welfare Association.

Phone. ; 9999887454

Email : raj.trakru@gmail.com



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**DELHI DEVELOPMENT AUTHORITY  
( Receipt & Despatch Cell )**

**Acknowledgement**

Receipt Number : REC / M / 25 / 5,627 Date: 08/09/2025 3:09:27PM  
Letter Date : 08/09/2025  
Subject : REQUEST  
DDA file Number : CANCELLAIONOFLEASEOF JAINA PRO  
Received From : GEN SECY TC JAINA TOWER-I FLAT  
Addressed To : M VICE CHAIRMAN, DDA  
Total Pages 10

1. The correctness of the above enclosures are subject to verification by the concerned Department
2. For any type of clarification and inquiry, please contact the branch officer Directors and Dy. Directors concerned on any working days Monday & Thursday between 2.30 PM to 4.30 PM, And Commissioners and above between 2:30 PM to 3:30 PM (with prior online appointment)

Received By : RAVINDER KUMAR



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( Receipt & Despatch Cell )**

**Acknowledgement**

Receipt Number : REC / M / 25 / 5,626 Date: 08/09/2025 3:06:48PM  
Letter Date : 08/09/2025  
Subject : REQUEST  
DDA file Number : CANCELLATIONOFLEASEOF JAINA PR  
Received From : GEN SECY TC JAINA TOWER-I FLAT  
Addressed To : M CHIEF VIGILANCE OFFICER  
Total Pages 10

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