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

CNR No. DLHC010402852026

+ **W.P.(C) 12500/2026 & CM APPL. 57922/2026**

BRIJESH KHANDELIA

.....Petitioner

Through: Mr. Sushil Kumar and Mr. Prashant
Singh, Advocates.

versus

GOVT OF NCT DELHI AND ORS

.....Respondents

Through: Mr. Lakshay Suhag and Ms. Vanshika
Gangwar, Advocates for R-4 & 5.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

25.08.2026

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1. The Petitioner is the vendor/seller in the Sale Deed dated 1st December, 2025 executed in favour of Respondents No. 4 and 5 in respect of land measuring 4 Bigha 10 Biswa out of 29/60 share in total land measuring 18 Bigha 13 Biswa, comprised in Khasra Nos. 27//9 (4-16), 27//10 (4-16), 27//11 (4-16) and 27//20 (4-14), situated in Village Lampur, Delhi. The Sale Deed was executed through the Petitioner's General Power of Attorney holder, Mr. Jitender Rana.

2. The registration of the Sale Deed was refused *vide* refusal order dated 26th May, 2026, which reads as follows:

"F.No./Refusal/2026/21/II/21/361

Dated 26-May-2026

REFUSAL ORDER

*An instrument styled as **Sale Deed - 23** executed by **JITENDER KUMAR RANA** in r/o **567 MUKHMEELPUR DELHI-110036** was*



presented for registration in this office on 01-Dec-2025 vide presenting no 2025/21/8033.

The registration of the said document is hereby refused U/S 71 of the registration act on the following grounds:

As per the Block Development Officer (outer North) communication no. 745, it has been informed that the Tehsildar (Narela) was handed over the possession of the said Khasra No. 27/9, 27/10, 27/11, 27/20 to Gram Sabha Lampur on dated 23.12.2020.

In view of the above, the registration of the document is hereby refused under the provisions of sec 71 of the Registration Act, 1908.

The Document is returned in Original alongwith its copy to the claimant under proper acknowledged receipt."

3. At the outset, on a query raised by the Court, Mr. Sushil Kumar, counsel for the Petitioner, states that the aforesaid order is appealable before the concerned Registrar under the provisions of the Registration Act, 1908. He, however, submits that, in order to avail of the said remedy, the Respondents must furnish a copy of Communication No. 745 of the Block Development Officer (Outer North), which forms the basis of the refusal order. The pleading also records that the Petitioner had sought a copy of the order dated 23rd December, 2020 under the Right to Information Act, but the same has not been supplied.
4. Accordingly, the present petition is disposed of with a direction to Respondent No. 2/Sub-Registrar, Narela, to furnish to the Petitioner a copy of Communication No. 745 of the Block Development Officer (Outer North), referred to in the refusal order dated 26th May, 2026, within one week from today. The Petitioner shall be at liberty to avail of the remedy available under the provisions of the Registration Act, 1908, in accordance with law.
5. All rights and contentions of the parties are left open.



6. Should the Petitioner's grievance remain unresolved, he shall be at liberty to take recourse to appropriate remedies in accordance with law.

7. In the above terms, the present petition, along with any pending application(s), stands disposed of.

SANJEEV NARULA, J

AUGUST 25, 2026

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