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

+ **W.P.(C) 7466/2019**

PAWAN KUMAR AGGARWAL AND ANR. Petitioners

Through: Counsel for petitioners (appearance
not given).

versus

GOVT. OF NCT OF DELHI AND ORS. Respondents

Through: Mr Satyakam, ASC, GNCTD/R-1 to
R-3.

CORAM:

HON'BLE MR. JUSTICE VIBHU BAKHRU

ORDER

% **15.07.2019**

CM No.31083/2019

1. Allowed, subject to all just exceptions.

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2. The petitioners have filed the present petition, *inter alia*, praying that respondent no.1 (Govt. of NCT of Delhi) and respondent no.2 (Assistant Commissioner of Police) be directed to conduct an inquiry against respondent no.3 (Sub-Registrar-II) in regard to a sale deed in respect of the property bearing no.A-2/178, Paschim Vihar, New Delhi.

3. The petitioners further pray that the said sale deed be cancelled. Respondent no.3 has registered the said Sale Deed executed by respondent no.4 in favour of respondent no.5. The petitioner claims that respondent no.4 had no authority, right or title to execute the said Sale Deed and further

that the Sale Deed in question was registered by respondent no.3 without referring to the earlier title document of the said property.

4. It is trite law that the Registering Authority is not required to examine and determine the title of any property prior to registering the Sale Deed in respect of that property. Thus, the scope of functions and powers of the Registrar does not extend to taking any decision with regard to disputed questions of title of a property.

5. In view of the above, the relief sought for by the petitioners cannot be granted. The petitioners, of course, would be at liberty to avail of such other remedies with regard to cancellation of the Sale Deed in question as otherwise available in law.

6. The petition is unmerited and is, accordingly, dismissed.

VIBHU BAKHRU, J

JULY 15, 2019
MK