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

+ **W.P.(C) 6220/2025**

AAKASH GOYAL

.....Petitioner

Through: Mr. Aman Pathak, Mr. Kumar
Dinesh and Mr Dev Dutt
Bhardwaj, Advocates.

versus

THE SUB REGISTRAR IV & ANR.

.....Respondents

Through: Ms. Rachita Garg, Advocate for R-
1.

Mr. Sanjay Kumar Pathak, SC with
Mr. Sunil Kumar Jha, Mr. M.S.
Akhtar, Mr. Sami Sameer Siddiqui,
Advocates for R-2.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

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19.05.2025

1. The petitioner has filed this writ petition under Article 226 of the Constitution, seeking a direction upon the respondents to register a Sale Deed dated 05.10.2023, by which he and four other persons have purchased an agricultural land admeasuring 30 bigha 19 biswas, bearing Khasra nos. 14(11-12), 23(1-11), 26(3-0), 36(0-10) total (16 bigha — 13 biswas) and, Khasra nos. 24(0-14), 27(12-3), 30(2-0), 31(0-14), 32(0-8), 33(0-7) total (14 bigha 6 biswas), situated in revenue estate or Village Pur Shahdara, Delhi 110036 [“the said land”]. Mr. Aman Pathak, learned counsel for the petitioner, clarifies that the present writ petition is



confined to the portion of land comprising Khasra Nos. 14(11-12), 23(1-11), 26(3-0), 36(0-10) of the said land, out of the total purchase of 30 bigha 19 biswas.

2. The grievance of the petitioner is that the Sub-Registrar has declined to register the Sale Deed in view of an objection raised regarding the status report issued by the Land Acquisition Collector [“LAC”].

3. The report states that the land records register and award files pertaining to the village in question are not available in the office of the LAC, and therefore, a report confirming the acquisition status of the land cannot be provided. As a result, the Sub-Registrar has withheld registration in the absence of confirmation regarding acquisition.

4. Pursuant to the order dated 09.05.2025, Ms. Rachita Garg, learned counsel for the Sub Registrar, has handed over a status report dated 17.05.2025, which is taken on record. The status report raises only this objection to the registration.

5. Mr. Sunil Kumar Jha, learned counsel for LAC, has also handed up in Court a status report dated 16.05.2025, which is taken on record. As far as the four khasras in question are concerned, the status report of the LAC states that, as per the available revenue records, the land is unacquired. However, further confirmation has been sought from the Land and Building Department regarding acquisition status.

6. From the above, is clear that the only impediment to the registration of the Sale Deed is the report regarding acquisition status of the land. The LAC has clearly stated that, according to the revenue records, the land is unacquired. The registration of the Sale Deed cannot be kept pending indefinitely, merely for the LAC to check and cross-



check with different authorities. The LAC is accordingly directed to coordinate with Land and Building Department and communicate to both the petitioner and the Sub Registrar, within three weeks from today, if there is any impediment to the registration of the Sale Deed.

7. In the absence of any such communication within the said period, the Sub-Registrar may proceed on the basis of the status report filed by the LAC before this Court stating that the land is unacquired, and shall register the Sale Deed within a period of six weeks from today, subject to the petitioner completing all other requisite formalities.

8. The writ petition is disposed of in these terms.

PRATEEK JALAN, J

MAY 19, 2025
SS/SD/