



\$~52

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 10168/2023
SATPAL SINGH & ORS.Petitioners
Through: Mr. Ashutosh Rana, Advocate.

versus

GOVT OF NCT DELHI & ORS.Respondents
Through: Mr. Sandeep Devashish Das and Ms.
Kanak Malik, Advocates.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

% **04.08.2025**

CM APPL. 47251/2025 (for early hearing)

1. This is an application for early hearing of the writ petition.
2. With the consent of learned counsel for the parties, the application is allowed and the writ petition is taken on Board.

W.P.(C) 10168/2023

3. The relief sought by the petitioners in this writ petition is for registration of the Sale Deed dated 13.06.2017, by which agricultural land admeasuring 4 bighas and 6 biswas, bearing *Khasra No. 87/6/2 (1-12), 90/22/1 (2-08), 22/2 (2-08), 23/1 (1-04), 92/10 (4-16), 11(4-16)*, situated in Village – Ladpur, Delhi, was sold to the petitioners. Alternatively, the petitioners seek issuance of a No-Objection Certificate [“NOC”] for registration of the sale deed.
4. Notice was issued in this writ petition on 03.08.2023. The only ground taken in the counter affidavit, and urged by Mr. Sandeep Devashish Das, learned counsel for the respondents, is that consolidation proceedings are pending in respect of the Village in question under the East Punjab



Holdings (Consolidation and Prevention of Fragmentation) Act, 1948. The affidavit reveals that the proceedings have been pending since the year 1993.

5. In the judgment of this Court in *Okaya Infocom Pvt. Ltd. & Anr. vs. Govt. of NCT of Delhi & Anr.* [W.P.(C) 12122/2021, decided on 10.11.2023] [hereinafter, “*Okaya*”], and several judgments which have followed it, the Court has taken a view that registration of sale deeds ought not be to denied on the ground of pendency of consolidation proceedings, which tend to take a substantial period of time. Instead, the undertaking of the purchasers may be accepted, that they have purchased the property, subject to the outcome of the consolidation proceedings and without prejudice to the rights and contentions of the third party.

6. In the present case, affidavits of three petitioners have been placed on record, to the effect that they are agreeable to purchasing the property, subject to the outcome of consolidation and without prejudice to any third-party rights.

7. Mr. Das confirms, upon instructions, that there are no acquisition proceedings pending in respect of the subject land.

8. In view of the above, and following the judgment in *Okaya*, it is directed that registration of the Sale Deed in question not be rejected on the ground of pendency of the consolidation proceedings or lack of NOC.

9. The writ petition is disposed of with these observations.

10. The next date of hearing, i.e. 27.11.2025, stands cancelled.

PRATEEK JALAN, J

AUGUST 4, 2025

UK/KA/