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

+ **W.P.(C) 6957/2025**

PUSHANT CHILLAR

.....Petitioner

Through: **Mr. Ashutosh Rana, Advocate.**

versus

GNCTD & ORS.

.....Respondents

Through: **Mr. Lalitaksh Joshi and Ms. Ananya Sanjiv, Advocates.**

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

% **26.05.2025**

CM APPL. 31467/2025 – Exemption

1. Allowed, subject to all just exceptions.
2. Application stands disposed of.

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3. The grievance raised by the petitioner in the present petition is that the sale deed dated 05.08.2021 in respect of land admeasuring 10 bigha and 10 biswa out of Khasra No. 79/15 (4-09), 79/16 (6-4), 79/14 (0-4) in the revenue estate of Village Nizampur, Delhi – 110081, has not been registered, even though the same was duly executed by the seller of the said property in favour of the petitioner.

4. It is submitted by the learned counsel for the petitioner that the sale deed was duly presented for registration on the same day, i.e. 05.08.2021; however, the respondent no. 2 has neither registered the sale deed nor has intimated any reason for the refusal/delay in registration of the same. It is also submitted by the learned counsel for the petitioner that for the purpose of execution of sale deed, the seller / erstwhile owners had already applied



to obtain the No Objection Certificate (NOC) on 04.03.2021 from the concerned competent authority i.e. respondent no. 3, and the same was also submitted before the respondent no. 2.

5. Learned counsel for the respondent/s, who appears on advance notice, submits that the sale deed has not yet been registered since the requirement of furnishing of NOC / land status report has not been complied with by the petitioner. It is submitted that a deficiency memo in this regard was sent to the seller on 16.08.2021, followed by a reminder dated 24.09.2021.

6. Learned counsel for the petitioner submits that the said deficiency memo was not received by the petitioner, as the same was sent to the seller / erstwhile owners of the said property. However, a copy of the same has been provided to the learned counsel for the petitioner during the course of hearing. Petitioner is at liberty to respond thereto and/or overcome the deficiency pointed out therein, for the purpose of registration of sale deed.

7. In view of the aforesaid, learned counsel for the petitioner confines himself to seeking that the concerned authority / respondent no. 3 be directed to expeditiously decide the application submitted by the seller / erstwhile owners of the property on 04.03.2021 for the grant of NOC.

8. The respondent no. 3 is directed to process and take a decision on the said application expeditiously and if the petitioner is found eligible, the requisite NOC may be granted. In case the NOC is sought to be denied, let a reason order be passed by the concerned authority / respondent no. 3. Let the said exercise be done within a period of 8 weeks from today.

9. The aforesaid redresses the grievance of the petitioner in the present petition; the same is accordingly disposed of.

MAY 26, 2025/at

SACHIN DATTA, J