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

+ **W.P.(C) 7048/2025**

DHAMPUR ALCO-CHEM PVT LTD

.....Petitioner

Through: **Mr. Tanmaya Mehta & Mr. Anurag Singh, Advocates.**

versus

GOVT OF NCT OF DELHI & ORS.

.....Respondents

Through: **Mr. Lalitaksh Joshi & Ms. Ananya S. Saraogi, Advocates for GNCTD.**

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

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22.05.2025

CM APPL. 31822/2025 (for exemption)

Exemption allowed, subject to all just exceptions.

The application stands disposed of.

W.P.(C) 7048/2025

1. This writ petition concerns a proposed transaction for the purchase of an immovable property (three parcels of agricultural land) for which the petitioner has entered into an Agreement to Sell and other documents with one Mr. Surya Parkash Aggarwal. The three parcels of land are all situated in the revenue state of Village Ladpur, and are described in paragraph 5 of the writ petition, as follows:

“a. 92/729 SHARE OF TOTAL AGRICULTURE LAND
MEASURING 36 BIGHA 9 BISWA, BEARING KHATA KHWAT NO.



22, KHITONI NO. 11, KHASRA NO'S. 5//14(4-16), 17 /1(4-12), 17 /3(0-03), 24/1(1-15), 24/3(2-16), 25(4-14), 20//9/1/2(1-07), 10(4-16), 11/1(2-08), 12/1/2(2-18), 60//16/1(3-16), 17 /2(2-08), SITUATED IN THE REVENUE ESTATE OF VILLAGE LADPUR, DELHI -110081.

b. 1/6 SHARE OF TOTAL AGRICULTURE LAND MEASURING 27 BIGHA 13 BISWA, BEARING KHEWAT NO. 229, KHATA KHITONI NO. 184, KHASRA NO'S. 10//19(4-16), 20/2(1-04), 23(4-16), 13//5/2(4-10), 6/2(3-01), 25//25(4-16), 79//21/1(2-08), 22/1/1(1-05), 22/1/4(0-17), SITUATED IN THE REVENUE ESTATE OF VILLGAE LADPUR, DELHI-110081.

c. 264/2240 SHARE OF TOTAL AGRICULTURE LAND MEASURING 112 BIGHA, BEARING KHEWAT NO. 138, KHATA KHITONI NO. 115, KHASRA NO'S. 40//15(4- 16), 16(4-16), 17(4-16), 25(4-16), 41//1/2/2(3-12), 10(4-16), 11(4-16), 12/1(1-04), 19(4-16), 20/1(4-11), 20/2(0-05), 21(4-16), 46//1/1(1-04), 55//5(4-16), 59//21/2(4-12), 60//1/2(4-12), 70//14(4-16), 15/2(2-08), 16(4-16), 17(4-16), 71//20(4-16), 21(3-14), 78//11(4-16), 19/2(0-05), 19/3(0-15), 20(4-16), 21/1(0-16), 22/2(0-02), 92//6(4-16), 7 /2(2-08), 14(4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE LADPUR, DELHI -110081,”

2. The only relief sought by the petitioner is that the Sale Deed to be executed pursuant to these documents may be registered without objection as to non-availability of a No Objection Certificate[“NOC”]/Land Status Report [“LSR”].

3. Mr. Tanmaya Mehta, learned counsel for the petitioner, relies upon the decision of a coordinate Bench of this Court in *Okaya Infocom Pvt. Ltd. & Anr. v. Govt. of NCT of Delhi & Anr.* [W.P.(C) 12122/2021, decided on 10.11.2023], which was followed in *Smt. Nirmala Devi & Ors. v. Govt. of NCT of Delhi & Ors.* and *connected matter* [W.P.(C) 4046/2025, decided on 01.04.2025], and *Sh. Prashant & Ors. v. GNCTD & Ors.* [W.P.(C) 6639/2025, decided on 19.05.2025].

4. Mr. Lalltaksh Joshi, learned counsel for the Government of National Capital Territory of Delhi, submits, upon instructions, that the



present case is also on similar lines, but clarifies that he does not have specific instructions as to whether any acquisition proceedings are pending in respect of the land in question.

5. Having regard to the above, the writ petition is disposed of with the direction that, subject to verification with regard any pending acquisition proceedings, the registration of the Sale Deed in respect of the land mentioned above, will not be refused for want of sanction/approval of NOC/LSR from the Consolidation Officer. However, the petitioner, being the intending purchaser, will be bound by the outcome of the consolidation proceedings in respect of the subject land, and registration of any Sale Deed in its favour will not affect the rights of any other persons arising from the consolidation proceedings.

6. The writ petition stands disposed of with these observations.

PRATEEK JALAN, J

MAY 22, 2025

'pv/JM'/'