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

+ W.P.(C) 9095/2025

SH.DHRUV GAUR & ANR.

.....Petitioners

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

versus

GOVT. OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Manashwy Jha, (Panel Counsel, Civil), GNCTD for Respondents No. 2 and 3 / GNCTD.

Mr. Sanjay Kumar Pathak, SC with Ms. K.K. Kiran Pathak, Mr. Sunil Kumar Jha, Mr. Mohd. Sueb Akhtar, Advocates.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

% **04.07.2025**

CM APPL. 38696/2025 (for exemption)

Exemption allowed, subject to all just exceptions.

The application stands disposed of.

W.P.(C) 9095/2025

1. The petitioners have entered into an agreement for sale dated 09.07.2024, by which petitioner No. 1, who is the recorded owner of immovable property (1/4th share in Agriculture land under Khewat No. 32, Khatauni No. 46 situated in the revenue estate of Village Bakhtawarpur, Delhi-110036), has agreed to sell the subject property to



petitioner No. 2.

2. By way of this writ petition under Article 226 of the Constitution, the petitioners seek grant of a No Objection Certificate [“NOC”] or Land Status Reports by the authorities of the Government of National Capital Territory of Delhi [“GNCTD”], and a direction upon the concerned Sub-Registrar to register the proposed sale deed without insisting upon NOCs or Land Status Reports.

3. It is the contention of Mr. Tanmaya Mehta, learned counsel for the petitioners, that the petitioners are not aware of any impediment in the issuance of NOCs/Land Status Reports. However, without prejudice to this submission, he submits that petitioner No. 2 has undertaken to acquire the land subject to the result of any consolidation proceedings, and there should, therefore, be no hindrance to the registration of the proposed sale deed. Mr. Mehta relies upon 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], and several further orders granting similar relief. He further submits that the village in question has already been urbanised.

4. In view of the fact that the sale deed has not been executed between the petitioners, and the occasion for registration has not arisen, Mr. Mehta submits that the petitioners may be permitted to raise these submissions before the Sub-Registrar at the first instance, relying upon the aforesaid orders, and to approach this Court, if necessary, at that stage.

5. The writ petition is disposed of in terms of Mr. Mehta’s submissions recorded above, with a direction upon the concerned Sub-



Registrar to consider the matter in accordance with law, and if the registration is refused, to communicate the reasons for such refusal to the petitioners.

6. All rights and remedies of the parties remain reserved.

PRATEEK JALAN, J

JULY 4, 2025

“Bhupi/sd”/