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

+ W.P.(C) 10326/2025

SHIV SHANKAR SINGHAL

.....Petitioner

Through: Mr. S.C. Singhal, Mr. Saideep
Kaushik, Mr. Ritvik M., Mr. Parth
Mahajan, Advocates.

versus

GOVT. OF NCT OF DELHI & ORS.

.....Respondents

Through: Ms. Avni Singh, Advocate.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

% **22.08.2025**

1. The petitioner has entered into an agreement dated 29.09.2006 to purchase a parcel of land measuring 1/8th share of 37 Bighas and 8 Biswas comprising of *Khasra nos. 12/21 (4-16), 2/22(4-16), 13/24(6-15), 25(4-16), 14/5(4-16), 15/1(4-16), 15/2 (4-16), 15/3/1 (0-4), 15/4/1(1-9), 59/76 (0-4) in revenue estate of Village Malikpur, Jer, Delhi* [“subject land”].
2. The petitioner instituted civil proceedings for specific performance of the agreement dated 29.09.2006 against the vendor. The suit was dismissed at first instance, but the petitioner challenged the order by way of RFA(OS) 52/2010. By a Division Bench judgment dated 09.07.2012, he was granted specific performance.
3. The petitioner thereafter applied for issuance of a Land Status



Report [“LSR”] in anticipation of execution of the Sale Deed.

4. By an order dated 23.01.2017, ADM (South West) rejected the application, with the following observations:

“Land Acquisition Status from LA Branch: - Land neither notified nor awarded.

Land Status report from Tehsil (Najafgarh): - violation U/s 33 and no violation 74(4), 81 of DLR Act and an objection of Rajender Singh S/o Ramswaroop and stay order by Hon'ble High Court, on the complete khata. As per record actual owner is Balbir Singh S/o Schan Village Malikpur.

Order of ADM(SW): - Conveyed as rejected.”

5. In this writ petition, the petitioner assails the aforesaid order dated 23.01.2017, and seeks a declaration that Section 33 of the Delhi Land Reforms Act, 1954 [“DLRA”], is not applicable to the subject land. He also seeks a direction upon the Registrar to register the Sale Deed to be executed in terms of the directions of this Court.

6. During the pendency of the petition, the Village in question has been urbanised by a notification dated 16.05.2017, issued under Section 507(a) of the Delhi Municipal Corporation Act, 1957. A copy of the notification has been placed on record.

7. In view of the aforesaid notification, Ms. Avni Singh, learned counsel for the respondents – Government of National Capital Territory of Delhi [“GNCTD”], submits, upon instructions, that the objection regarding Section 33 of the DLRA would not survive. In fact, she submits that, in a recent notification dated 14.08.2025 issued by GNCTD, no LSR is required at all at the time of registration of a sale deed.

8. In these circumstances, the writ petition is disposed of, with the direction that the Sale Deed to be executed in favour of the petitioner in



terms of the judgment of this Court dated 09.07.2012 in RFA(OS) 52/2010 may be presented for registration, and the Sub-Registrar will process the same in accordance with law, regardless of the aforesaid LSR, and having regard *inter alia* to the notification dated 14.08.2025, and the observations in this order.

PRATEEK JALAN, J

AUGUST 22, 2025

“Bhupi”/AD/