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

+ W.P.(C) 14006/2024

MUKESH KUMAR AGGARWAL

.....Petitioner

Through: Mr. Parvinder Chauhan, Sr. Adv
with Mr. Abhilash Vashisht, Mr.
Neeraj Vats, Advocates.

versus

SUB REGISTRAR VII A

.....Respondent

Through: Ms. Avni Singh, Advocate.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

% **22.08.2025**

CM APPL. 52000/2025 (for directions) & W.P.(C) 14006/2024

1. This is an application filed by the petitioner for directions upon the respondent to register and release the Sale Deed dated 11.09.2024. However, in the course of hearing, learned counsel for the parties submit that the writ petition itself may be disposed of. The writ petition is, therefore, taken up on Board, with the consent of the parties.
2. The petitioner assails a deficiency memo dated 12.09.2024, by which the concerned Sub-Registrar has refused to register the Sale Deed dated 11.09.2024, which was presented before him for registration.
3. By virtue of the aforesaid Sale Deed, the petitioner agreed to purchase land measuring 3 Bighas and 3 Biswas in *Khasra No. 56/27/1 (3-3) situated within the revenue estate of Village Samalka, New Delhi*. However, when he presented the Sale Deed for registration, the Sub-



Registrar required production of the Land Status Report [“LSR”] from the Land Acquisition Collector.

4. The petitioner has placed on record a circular dated 14.08.2025 issued by the Office of the Divisional Commissioner, Government of National Capital Territory of Delhi [“GNCTD”], which streamlines the process with regard to issuance of No Objection Certificates/LSRs by revenue authorities. The circular reads as follows:

“1. The practice of insisting upon No Objection Certificates (NOC) or Land Status Reports (LSR) from revenue authorities such as the Land Acquisition Collector (LAC) or Additional District Magistrate (ADM) for the purposes of land transfer and registration has been comprehensively reviewed by the Revenue Department.

2. It has been observed that the requirement to obtain NOC/LSR for land registration cannot be enforced by way of administrative instructions. Furthermore, as per the Registration Act, 1908 there is no requirement of obtaining NOC and the Sub-Registrar cannot insist upon production of such NOC where no such requirement is prescribed under law.

3. Accordingly, it is hereby ordered that:

a) Permission under Section 8 of the Delhi Lands (Restrictions on Transfer) Act, 1972 shall be mandatory only in cases where land acquisition proceedings are pending.

b) Sanction under Section 30 of the East Punjab Holdings (Consolidation and Prevention of Fragmentation) Act, 1948 shall be required only for lands situated in villages where consolidation proceedings are actively ongoing.

c) No other NOC, LSR, or permission shall be required or issued by any Revenue Authority for the purposes of transfer or registration of land, except as specifically mandated by the above-mentioned laws.

4. All Revenue Authorities, including LACs, ADMs, Tehsildars and Consolidation Officers shall ensure that land status data is regularly updated on the designated portal, in accordance with Circular No. F.166/SDM(HQ)/Land/2022/087704139/493 dated 21/10/2022, for public information.

5. Sub-Registrars/Jt. Sub-Registrars shall act strictly within the mandate of the Indian Registration Act, 1908, and shall:



(I) Register documents based on compliance with statutory provisions.

(II) Not insist on production of NOC/LSR except in the limited cases mentioned above.

(III) Ensure payment of applicable stamp duty and registration fee.

6. The principle of "buyer beware" shall apply in all transactions. It shall be the responsibility of the parties involved in a transaction to verify the status and title of land being transferred.

7. This Circular supersedes all previous communications issued by the Revenue Department in this regard to the circulars, instructions or extent they are inconsistent with the contents herein."

5. Ms. Avni Singh, learned counsel for GNCTD, has taken instructions in view of the aforesaid circular, and confirms that the objection notified in the impugned deficiency memo no longer survives. It may be noted that the copy of the deficiency memo mentions eleven deficiencies, but I am informed that this is proforma, and that the only deficiency notified in the present case was with regard to LSR.

6. In view of the above, the deficiency memo dated 12.09.2024 is set aside, and the concerned Sub-Registrar is directed to re-examine the documents, for which purpose the petitioner will report to the office of the Sub-Registrar on 26.08.2025. If there is any deficiency, the Sub-Registrar may notify the same, failing which the Sale Deed be registered. This process be completed within a period of two weeks from today.

7. The writ petition, alongwith pending application, is disposed of with these directions.

8. Next date of hearing, i.e. 31.10.2025, stands cancelled.

PRATEEK JALAN, J

AUGUST 22, 2025

"Bhupi"/AD/