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

+ W.P.(C) 14218/2025

KANTA JINDAL & ANR.

.....Petitioners

versus

GOVT. OF NCT OF DELHI

.....Respondent

+ W.P.(C) 14289/2025

ANKUR JINDAL & ORS.

.....Petitioners

versus

GOVT OF NCT OF DELHI

.....Respondent

+ W.P.(C) 14482/2025

SAJJAN KUMAR PODDAR

.....Petitioner

versus

GNCTD & ORS.

.....Respondents

Appearances:

Mr. Vaibhav Gupta, Advocate for petitioners.

Mr. Lalitaksh Joshi, Ms. Ananya Sanjiv S., Advocates for respondents.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

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25.09.2025

1. Issue notice. Mr. Lalitaksh Joshi, learned counsel, accepts notice on behalf of the respondents.
2. These three petitions have been filed seeking a direction upon the respondent - Government of National Capital Territory of Delhi



[“GNCTD”] for registration of the respective sale deeds, executed in the petitioners’ favour pursuant to the purchase of agricultural land from the erstwhile owners.

3. The details of the sale deeds and land are as follows:

ITEM No.	LAND	PARTICULARS
ITEM 11: W.P.(C) 14218/2025	Agricultural land of 1/28 share (26.39 biswa) out of the total land measuring 36 bigha 19 biswa, bearing khata no.166, comprising khasra no.6//7 (4-16), 22//17/1 (3-06), 18/3 (3-12), 24 (4-16), 25//23/2 (2-08), 24/2 (4-12), 32//3/2 (1-00), 77//8/1 (0-12), 80//6/1 (0-16), 6/2 (4-00), 81//11 (4-16), 20/1/2 (2-05) and 1/28 share (1.89 biswa), out of the total land measuring 2 bigha 13 biswa, bearing khata no.295, comprising khasra no.32//3/3 (1-08), 77//2/2 (0-01), 81//12/3 (1-04), situated in the revenue estate of village Ladpur, Delhi-110081.	Sale deed dated 28.03.2025 was executed by petitioner No. 2/Balwan Singh (vender) in favour of petitioner No. 1/Kanta Jindal (vendee). Petitioners applied for registration of the Sale Deed on 02.04.2025.
ITEM 12: W.P.(C) 14289/2025	Agricultural land of 1/42 share (19 biswa) out of total land measuring 39 bigha 18 biswa, bearing khata no.90, comprising of Khasra no. 63//8/2 (0-10), 13 (4-08), 14/2 (3-12), 78//1 (4-16), 87//1 (4-16), 2(4-16), 3 (4-16), 7/1 (1-17), 8 (4-16), 88/21/2 (3-12) and 22/2 (1-19); agricultural land of 1/42 share (0.09	Sale deed dated 28.03.2025 was executed by petitioner No. 2/Priya & petitioner No. 3/Mohit Dabas (vendors) in favour of petitioner No. 1/Ankur Jindal (vendee). Petitioners applied for registration of the Sale Deed on 02.04.2025.



	<i>biswa) out of total land measuring 04 biswa, bearing khata no.91, comprising khasra no.88//22/3 (0-04); and agricultural land of 1/14 share (4.85 biswa) out of total land measuring 03 bigha 08 biswa, bearing khata no.271, comprising khasra no.88//13/3 (1-10), 13/4 (1-02), 13/2 (0-16), all situated in the revenue estate of village Ladpur, Delhi-110081.</i>	
<i>ITEM 13: W.P.(C) 14482/2025</i>	<i>Agricultural land of 40/1067 share (2 bigha), out of total land measuring 53 bigha 07 biswa, comprising Khasra no. 1 /18/1 (0-05), 18/3 (4-09), 19 (4-16), 20/2 (1-10), 21/2 (2-19), 22 (4-16), 23 (4-16), 12/5 (2-07), 24//10/1/2 (1-12), 11 (4-16), 12/ 1 /2 (2-10), 17/4/ 1 (0-01), 18/1 /2 (2-19), 19 (4-16), 20/2 (0-16), 22/ 1 (0-10), 22/2 (0-10), 23(4-16), 24/2/2 (3-11) and 25/3/ 1 (0-12) situated in the revenue estate of village Ladpur, Delhi-110081.</i>	<i>Sale deed dated 30.06.2025 was executed by respondent No. 2/Ravinder Kumar & respondent No. 3/Kaushal Kumar Bharadwaj (vendors) in favour of petitioner/Sanjay Kumar Poddar (vendee). Petitioner applied for registration of the Sale Deed on 08.07.2025.</i>

4. In all cases, registration of the sale deed has not yet been effected, and no reasons have been formally communicated to the petitioners. It is, however, submitted that the registrations have been refused on the ground that consolidation proceedings remain pending in respect of Village Ladpur, and that neither a No Objection Certificate [“NOC”] nor a Land



Status Report [“LSR”] has been obtained.

5. Mr. Vaibhav Gupta, learned counsel for the petitioners, first draws my attention to a circular of GNCTD dated 14.08.2025, by which the grounds upon which registration of a sale deeds may be refused have been stated.

6. It is contended that the present cases do not fall within the grounds mentioned in the said Circular. Mr. Gupta also draws my attention to an order of this Court in M/s Jeevantika Organic Farming LLP v. Govt. of NCT of Delhi & Ors. [W.P.(C) 12083/2025 and connected matters; decided on 12.08.2025] [hereinafter “Jeevantika”], which concerned similar requests relating to agricultural land in Village Kanjhawala. The petitions were disposed of with the following directions:

“5. Mr. Ashutosh Rana, learned counsel for the petitioners, submits that the petitioners' cases are covered by the order 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] [hereinafter, “Okaya”], and several orders which follow it. This Court has held that transfers ought not to be interdicted merely on the ground of pendency of consolidation proceedings, which tend to be fairly prolonged. Instead, it has been directed that registration cannot be held up for want of an NOC, provided that the purchasers undertake to take the land subject to the result of consolidation proceedings and without prejudice to the rights of any third parties.

6. Learned counsel for the respondents, who appear on advance notice, do not dispute that the present cases fall within the ratio of the order in Okaya. However, Mr. Pathak submits that the registration may also be made subject to verification of land acquisition status, as he does not have clear instructions in this regard.

7. Mr. Joshi makes one additional suggestion, which is that the undertaking recorded above be also made part of the registered Sale Deeds, so that any subsequent purchasers are aware of the undertaking.

8. While the suggestion is reasonable, having regard to the fact that the Sale Deeds in the present cases have been executed approximately two years ago, I am of the view that the concern



expressed by Mr. Joshi can be alleviated by the petitioners filing a further undertaking before the Court, to the effect that the terms of this order will be disclosed in the event of any further transactions in the subject land, prior to conclusion of the consolidation proceedings.

9. *Undertaking in the terms, recorded in paragraphs 5 and 8 above, be filed within one week from today, and copies be also served upon Mr. Joshi and Mr. Pathak.*

10. *Subject to the above, and to verification of the land acquisition status, following the order in Okaya, it is directed that the registration of the Sale Deeds will not be refused on the ground of pendency of consolidation proceedings and non-availability of an NOC in this regard.*

11. *It is made clear that the petitioners will take the property subject to the pending consolidation proceedings and without prejudice to the rights and contentions of third parties.”*

7. Mr. Joshi submits, upon instructions, that the present cases may also be disposed of in terms of directions in *Jeevantika*.

8. In view thereof, these writ petitions are disposed of in the terms of the directions in paragraphs 6 to 11 of *Jeevantika*, as extracted above. The registration of the Sale Deeds be done within a period of four weeks.

PRATEEK JALAN, J

SEPTEMBER 25, 2025

‘Bhupi/JM’/