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

+ W.P.(C) 16218/2025
M K COUNTRY SIDE PVT. LTD & ANR.Petitioners
Through: Mr. V.P. Rana, Advocate.

versus

GOVT. OF NCT OF DELHI & ORS.Respondents
Through: Mr. Manashwy Jha, Panel Counsel
(Civil) for GNCTD.

CORAM:

HON'BLE MR. JUSTICE PRATEEK JALAN

ORDER

% **17.10.2025**

1. Issue notice. Mr. Manashwy Jha, learned counsel, accepts notice on behalf of respondent No. 1 - Government of the National Capital Territory of Delhi ["GNCTD"].
2. The petitioners have entered into a transaction for the sale of land in terms of a Sale Deed dated 29.07.2025, whereby the subject land measuring 14 Bighas 09 Biswas, comprised in *Khasra Nos. 16/15 (1-15), 16 (4-16), 25 (4-16), and 22/5 (3-02), situated in the revenue estate of Village Singhola, Tehsil Alipur, District North Delhi*, was sold by petitioner No. 1 to petitioner No. 2. The present writ petition has been filed under Article 226 of the Constitution of India, assailing a Deficiency Memorandum dated 30.07.2025, by which the Sub-Registrar declined registration of the Sale Deed for want of a No Objection Certificate/Land Status Report.
3. Mr. V.P. Rana, learned counsel for the petitioners, relies upon the order of this Court in *Okaya Infocom Pvt. Ltd. & Anr. v. Government of*



NCT of Delhi & Anr. [W.P.(C) 12122/2021, decided on 10.11.2023] [hereinafter, “*Okaya Infocom*”], as well as a Circular dated 14.08.2025 [“Circular”] issued by the GNCTD, which seeks to streamline the procedure for registration of land documents.

4. Mr. Jha submits that the matter will be re-examined by the concerned Sub-Registrar in light of the decision in *Okaya Infocom* and subsequent orders, as well as the aforesaid Circular.

5. The Deficiency Memorandum dated 30.07.2025 is, therefore, set aside. The Sub-Registrar is directed to take a fresh decision in light of the order in *Okaya Infocom*, the subsequent orders passed by this Court following the position in *Okaya Infocom*, and the Circular, within a period of four weeks from today. If there is no other deficiency, the Sale Deed should be registered within the same period.

6. The writ petition is, accordingly, disposed of in the aforementioned terms.

PRATEEK JALAN, J

OCTOBER 17, 2025
UK/JM/