



\$~26

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

+ **W.P.(C) 308/2024**

MOHAMMAD AKRAM

.....Petitioner

Through: Mr FA Ayyubi ; Ms Akanksha Rai ;
Mr Ibad Mushtaq; Mr. Satvik Issar ;
Ms Gurneet Kaur, Advs.

versus

SUB REGISTRAR CENTRAL DISTRICT & ANR.

.....Respondents

Through: Ms. Avni Singh Panel Counse-
GNCTD with Vaibhav Sharma
Advocates.
Mr.Tushar Sannu, SC for DWB.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

%

08.01.2026

1. This petition seeks the following reliefs:

"a. Direct the Respondent No. 1 to register the document/sale deed No. 6926 with respect to property bearing MPL No. 1697-1699, Kucha Dakhani Rai, Faiz Bazar, Pataudi House, Delhi -110002; and
b. Set aside order dated 13.10.2023 passed by the Respondent No. 1 refusing the registry of document/sale deed bearing no. 6926 with respect to property bearing No. 1697-1699, Kucha Dakhani Rai, Faiz Bazar, Pataudi House, Delhi -110002; and
c. Direct the Respondent No. 2 to issue No Objection Certificate, if any, pertaining to property bearing no. property bearing No. 1697-1699, Kucha Dakhani Rai, Faiz Bazar, Pataudi House, Delhi -110002; and
d. Pass any other or further order or direction as this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case."

2. As per the case set up by the petitioner, he purchased property bearing



No. MPL No.1697-1699, Kucha Dakhani Rai, Faiz Bazar, Pataudi House, Delhi-110002 through sale deed dated 09.06.2023. When the sale deed was presented for registration before the respondent No.1, respondent No.1 withheld it on the ground that similar properties in the area appeared in the Waqf list and hence, sought the clarification from respondent No.2.

3. During the pendency of the petition, the Court had directed respondent no.2 to place on record its instructions.

4. Mr. Tushar Sannu, learned counsel appearing for respondent No.2 having inquired from the Delhi Waqf Board submits that, a communication dated 16.01.2024 had been received by the petitioner, which clearly states that the same is not traceable in the Waqf record at present.

5. The relevant extract of the said communication is extracted as under:

“This refers to your letter received in the office of the Delhi Waqf Board on 20-11-2023 and 23-11-2023, on the subject cited above. In this regard this is to inform you that Mpl Nos. 1697 to 1699 ward No. XI, Kucha Dakhni Rai, Pataudi House, Darya Ganj, New Delhi is not traceable in waqf record at present.”

6. Under these circumstances, merely on the basis of speculation, registration of the sale deed cannot be denied.

7. Accordingly, let the registering authority i.e. Sub Registrar –III, New Delhi to reconsider its decision and to take appropriate steps in accordance with law.

8. The petition stands disposed of.

PURUSHAINDRA KUMAR KAURAV, J
JANUARY 8, 2026/P/AMG