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

+ **CONT.CAS(C) 129/2026**

M K COUNTRY SIDE PVT. LTD & ANR.Petitioners

Through: **Mr. V.P. Rana and Mr. Aviral Jain,**
Advs.

versus

RAJEEV MANNRespondent

Through: **Mr. Manashwy Jha, Sr. Panel**
Counsel, GNCTD.

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

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22.01.2026

CM APPL.4440/2026 (Exemption)

1. Allowed, subject to all just exceptions.
2. Application stands disposed of.

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3. The present petition alleges wilful disobedience/non-compliance of the directions contained in the order dated 17.10.2025, passed in W.P.(C) 16218/2025. The said order reads as under:

“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."

4. Learned counsel for the respondent, appearing on advance notice, submits that upon the petitioners furnishing an appropriate affidavit/undertaking in terms of the judgment in *Okaya Infocom Pvt. Ltd. & Anr. v. Government of NCT of Delhi & Anr.* [W.P.(C) 12122/2021, decided on 10.11.2023], the concerned sale deed shall be registered expeditiously.

5. During the course of hearing, it is agreed that the concerned Sub-Registrar would call the petitioners for the said purpose on 05.02.2026 at 11.00 AM, whereupon the requisite formalities shall be completed and the sale deed shall be registered.

6. Let the duly registered sale deed be released to the petitioners within a



period of one week thereafter.

7. The above redresses the grievance of the petitioners.
8. The petition is accordingly, disposed of.

SACHIN DATTA, J

JANUARY 22, 2026/cl