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

+ **W.P.(C) 1300/2026 & CM APPL. 6338/2026**

ANSHUL AGGARWAL

.....Petitioner

Through: *Appearance not given.*

versus

GOVT OF NCT OF DELHI & ORS.

.....Respondents

Through: Ms. Harshita Nathrani for Mr. Sameer Vashisht, SC, GNCTD.

Mr. Pankaj Kumar, proxy on behalf of Ms. Astha Gupta, Advocate.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

% **10.02.2026**

1. The Petitioner asserts ownership of agricultural land measuring 1 Bigha 01 Biswa and 15 Biswani, comprised in Khasra No. 28//21 Min (01-01-15), under a sale deed dated 7th November, 2025, registered on 17th November, 2025. He submitted an application for carrying out mutation on the basis of the sale deed. The Petitioner further asserts that he visited the office of Respondent No. 3 to ascertain the status of his pending application; however, no intimation regarding any deficiency memo or order was communicated to him in respect of the said application, compelling him to approach this Court.

2. Although notice has not been issued and this Court has not called for a counter affidavit as yet, nonetheless, upon advance notice being served, Ms. Harshita Nathrani, counsel for GNCTD, has apprised this Court that the mutation application has been examined and certain discrepancies have been



noted by the department. Accordingly, a show-cause notice dated 4th February, 2026 has been issued to the Petitioner, calling upon him to submit a reply along with documentary evidence in support of his claim. She submits that, as per the existing revenue record, the ownership of the land parcel vests in Ms. Gurmeet Kaur and not in the person from whom the Petitioner had purchased the property.

3. Counsel for the Petitioner submits that his title is valid and he shall submit an appropriate reply to the show-cause notice.

4. Considering the above, since the Petitioner's mutation application is presently under consideration, this Court does not consider it appropriate to delve into the merits of the objections raised by the State, particularly as the matter is at the stage of a show-cause notice and the Petitioner has been afforded an opportunity to put forth his response. Any observations made by this Court would prejudice the rights and contentions of the parties before the competent authority.

5. In view of the above, the present petition is disposed of with liberty to the Petitioner to submit a response to the show-cause notice dated 4th February, 2026, a copy whereof has been supplied to counsel for the Petitioner. Subject to the outcome of the said proceedings, the Petitioner shall be at liberty to avail appropriate remedies in accordance with law.

6. The petition is disposed of with pending application(s), if any.

SANJEEV NARULA, J

FEBRUARY 10, 2026/hc