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

+ **W.P.(C) 4681/2026 & CM APPL. 22846/2026**

ANAMYA MINES LLP

.....Petitioner

Through: Mr. Anil Dagar, Advocate.

versus

GOVT OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Lalitaksh Joshi, Ms. Minu Kumari, Advocates for R-1 & 2.
Mr. Sanjay Kumar Pathak, Standing Counsel with Mr. Sunil Kumar Jha, Mr. M.S. Akhtar, Ms. Joohu Kumari, Advocates for R-3.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

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09.04.2026

1. The Petitioner is a limited liability partnership claiming to be the purchaser of agricultural land, to the extent of specified undivided shares, situated in the revenue estate of village Ladpur, Delhi, by virtue of a Sale Deed dated 3rd October, 2025. The said acquisition comprises: (i) 1/8th share admeasuring 49 Bighas, 15 Biswas and 10 Biswani out of Khata No. 65/49, forming part of Khasra Nos. 10//20/1 (3-12), 21//1 (3-12), 11 (4-16), 14//1 (4-16), 2/2 (2-15), 15//5/2 (4-13), 6/2/1 (3-00), 24//16 (4-16), 25/1/2/2 (1-18), 27//16 (4-16), 17/1/1 (2-15), 17/2 (0-05), 86//2/1 (1-04), 87//19/1/2 (1-16.50), 19/2 (0-05), and 22 (4-16); (ii) 1/8th share in land admeasuring 04 Bighas and 06 Biswas out of Khasra Nos. 26//20/1 (03-00) and 77/3/1/2 (min) (1-06); and (iii) 1/6th share in land admeasuring 08 Bighas out of



Khasra Nos. 10//18 (4-16), 79//21/2 (2-08) and 22/1/5 (0-16).

2. It is stated that the Petitioner has paid the entire sale consideration, and the Sale Deed was duly presented before Respondent No. 2, i.e., the E-Sub-Registrar VI-D, Rohini, Delhi, on 3rd November, 2025. It is further stated that a registration receipt was issued on the same day, acknowledging presentation of the said document.

3. The Petitioner contends that all statutory formalities, including payment of stamp duty and completion of requisite documentation, stand complied with. Despite this, the Sale Deed has neither been registered nor has any formal order of refusal been communicated by Respondent No. 2. It is further the Petitioner's grievance that Respondent No. 3 i.e., A.D.M (North-West) has not issued a No Objection Certificate ("NOC"), which is being cited as the reason for non-registration of the document.

4. Counsel for the Respondents submits that the subject land is stated to be under consolidation proceedings, and therefore, processing of the document requires an NOC and verification from the competent authority.

5. Insofar as insistence on NOC on account of pending consolidation proceedings is concerned, this Court in ***Okaya Infocom Pvt. Ltd. & Anr. v. Govt. of NCT of Delhi & Anr.***¹, held that having regard to the prolonged nature of consolidation proceedings, registration of such documents cannot be indefinitely withheld solely on the ground of non-availability of an NOC. The Sub-Registrar was directed to proceed in accordance with law, without insisting upon any sanction, approval, or NOC linked exclusively to consolidation proceedings.

6. The aforesaid legal position has been reiterated in subsequent



decisions, including in *Jeevantika Organic Farming LLP v. Govt. of NCT of Delhi & Ors.*², wherein, while taking note of the stand of the Government, this Court balanced equities by requiring the intending purchaser(s) therein to furnish an undertaking. The underlying principle, namely that registration cannot be stalled indefinitely on account of pending consolidation proceedings, is equally applicable to the present case.

7. In view of the aforesaid legal position, and having regard to the facts of the present case, this Court is of the opinion that the writ petition can be disposed of by issuing directions in similar terms.

8. Accordingly, it is directed as under:

(i) The affidavit/undertaking already placed on record by the Petitioner, in terms of the judgment of this Court in *Okaya Infocom Pvt. Ltd.*, is taken on record and accepted. The Petitioner shall remain bound by the same.

(ii) Any breach of the aforesaid undertaking shall entail consequences in accordance with law. The undertaking shall also form part of the registered Sale Deed so as to put any subsequent transferee to notice.

(iii) Subject to verification of the land acquisition status by the competent authority, and in line with the decisions in *Okaya Infocom Pvt. Ltd.* and *Jeevantika Organic Farming LLP*, it is directed that the registration of the Sale Deed shall not be refused solely on the ground of pendency of consolidation proceedings or non-availability of any NOC in that regard, and shall be processed further in accordance with law.

(iv) It is clarified that the registration shall be without prejudice to the pending consolidation proceedings and shall remain subject to the rights,

¹ In *W.P.(C) 12122/2021*, decided on 10th November, 2023.

² In *W.P. (C) 12083/2025* & other connected matters decided on 12th August, 2025.



claims, and contentions of third parties, if any.

9. With the following directions, the petition is disposed of along with the pending application.

SANJEEV NARULA, J

APRIL 9, 2026/ab