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

+ **CONT.CAS(C) 526/2025**

NAMITA DABAS & ORS.

.....Petitioners

Through: Mr. Anand Yadav and Ms. Anita
Tomar, Advocates.

versus

SUJATA GULIANI

.....Respondent

Through: Mr. Abhinav Singh and Mr. Rishab
Mittal, Advocates for GNCTD.

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

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28.01.2026

1. Learned counsel for the respondent submits, on instructions from the concerned Sub-Registrar (who is present in Court today), that the impediment in registering the concerned sale deed is on account of the fact that there are some consolidation proceedings ongoing in Kanjhawala.

2. It is noticed that in the same context, this Court vide order dated 10.11.2023 in W.P.(C) 12122/2021, titled **Okaya Infocom Pvt. Ltd. & Anr.**

Vs. Govt. of NCT of Delhi & Anr., has issued the following directions:

“14. In view of the above, without delving further into the matter, the present petition is disposed-of with the following directions :

14.1. Sub-Registrar of Assurances–VI D is directed to process the registration of the sale deed stated to have been presented to him on 26.02.2021, in accordance with law, without insisting on production of a sanction/approval/NOC from the Consolidation Officer. Let the needful be done within 02 weeks of a copy of this order being communicated to the Sub-Registrar.

14.2. It is further directed that the transferee/purchaser/petitioner No. 2 - M/s Mac Infraheights Pvt. Ltd. - shall be bound by the outcome of the consolidation proceedings in respect of the subject



land; and that transfer of the subject land in favour of petitioner No. 2 shall not affect the rights of any other person arising from the consolidation proceedings.”

3. The same has also been followed subsequently in the judgment/order dated 12.08.2025, passed in the batch of matters (W.P.(C) 12083/2025 and connected matters). The same records as under:

“8. While the suggestion is reasonable, having regard to the fact that the Sale Deeds in the present cases have been executed approximately two years ago, I am of the view that the concern expressed by Mr. Joshi can be alleviated by the petitioners filing a further undertaking before the Court, to the effect that the terms of this order will be disclosed in the event of any further transactions in the subject land, prior to conclusion of the consolidation proceedings.

9. Undertaking in the terms, recorded in paragraphs 5 and 8 above, be filed within one week from today, and copies be also served upon Mr. Joshi and Mr. Pathak.

10. Subject to the above, and to verification of the land acquisition status, following the order in Okaya, it is directed that the registration of the Sale Deeds will not be refused on the ground of pendency of consolidation proceedings and non-availability of an NOC in this regard.

11. It is made clear that the petitioners will take the property subject to the pending consolidation proceedings and without prejudice to the rights and contentions of third parties.”

4. In the circumstances, the concerned Sub-Registrar is directed to complete the formalities for registration of concerned Sale Deed in line with, and in accordance with the directions contained aforesaid order/s dated 10.11.2023 and 12.08.2025. Let the needful be done within a period of 2 weeks from today.

5. The present petition stands disposed of in the above terms.

6. The Sub-Registrar is cautioned from raising any further unnecessary



objections or posing impediment/s to the registration of the said Sale Deed.

7. In case of non-compliance, the petitioner shall be open to revive the present petition or to file afresh.

SACHIN DATTA, J

JANUARY 28, 2026/at