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

+ **W.P.(C) 6909/2026 & CM APPL. 33892/2026**

MOHIT

.....Petitioner

Through: Mr. V.P Dabas, Mr. Rajkumar Dabas,
Mr. Veenit Dabas, Advocates.

versus

G N C T OF DELHI THROUGH CHIEF SECRETARY & ORS.

.....Respondents

Through: Ms. Nitika Bhutani, Panel Counsel for
R-1 to 3.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

% **18.05.2026**

1. The Petitioner is the beneficiary/purchaser of an Extended Lal Dora residential plot admeasuring 200 Sq. Yards comprised in Plot No./Khasra No. 144/89 min (0-04), situated in the revenue estate of Village Kanjhawala, Delhi. It is stated that Respondent No. 4, namely Mr. Vijay Kumar, was the recorded owner/Bhumidhar in possession of the said property.
2. It is stated that Respondent No. 4, out of love and affection, executed a Gift Deed dated 09th December, 2025 in favour of the Petitioner in respect of the aforesaid property, and the same was duly engrossed on proper stamp duty and registration charges.
3. It is stated that the aforesaid Gift Deed was presented before Respondent No. 3, i.e., the Sub-Registrar, VI-D, Kanjhawala, on 07th



January, 2026, after compliance with the requisite legal formalities. However, the document has not been registered on account of pendency of consolidation proceedings in Village Kanjhawala and the requirement of sanction under Section 30 of the East Punjab Holdings (Consolidation and Prevention of Fragmentation) Act, 1948. Aggrieved thereby, the Petitioner has approached this Court.

4. Counsel for the Respondents submits that since the land is under consolidation proceedings, any transfer would require sanction and verification from the competent authority.

5. Insofar as insistence on a sanction 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/sanction. 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.

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.



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 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 Gift 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 Gift Deed shall not be refused solely on the ground of pendency of consolidation proceedings or non-availability of any sanction 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, claims, and contentions of third parties, if any.

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

SANJEEV NARULA, J

MAY 18, 2026/ab