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

+ W.P.(C) 7417/2026

SH. AMIT SHARMA & ORS.

.....Petitioners

Through: Mr. VP Rana, Mr. Bhuvan Tomar and
Ms. Rut Pawar, Advocates.

versus

GOVT. OF NCT OF DELHI & ANR.

.....Respondents

Through: Ms. Harshita Nathrani, Advocate for
GNCTD.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

% **26.05.2026**

1. The Petitioners are the purchasers/vendees under a Sale Deed dated 09th April, 2026 in respect of agricultural land measuring 21 Bighas and 02 Biswas out of Khasra Nos. 16//2 NORTH (1-10), 16//3 NORTH (1-10), 8//23 (1-02), 8//22 (2-06), 8//22 (0-10), 16//2 Min (SOUTH) (2-16), 16//3 Min (SOUTH) (2-13), 16//8 (4-05) and 16//9 (4-10), situated in the revenue estate of Village Singhola, Delhi-110040. The said Sale Deed was presented before Respondent No. 2 for registration on 09th April, 2026 itself. However, the same has not been registered till date.

2. The grievance of the Petitioners is that despite the vendors having been allotted the subject land pursuant to consolidation proceedings and despite the Petitioners having complied with all statutory and procedural requirements, Respondent No. 2 has kept the registration of the aforesaid Sale Deed pending on account of consolidation proceedings ongoing in the



subject village and on account of non-availability of NOC from the competent authority.

3. Counsel for the Respondents fairly submits that the issue raised in the present petition is covered by the decisions of this Court in ***Okaya Infocom Pvt. Ltd. & Anr. v. Govt. of NCT of Delhi & Anr.***¹ and subsequent orders following the same. In view of the aforesaid judgements, it is submitted that the Respondents are not insisting upon an NOC at this stage for registration of the subject Sale Deed.

4. Indeed, in ***Okaya Infocom Pvt. Ltd.***, this Court 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.

5. 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.

6. For the foregoing reasons and 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.

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. Accordingly, it is directed as under:

(i) The affidavits/undertakings already placed on record by the Petitioners is taken on record and accepted. The Petitioners shall remain bound by the same.

(ii) Any breach of the aforesaid undertaking(s) shall entail consequences in accordance with law. The undertaking(s) shall also form part of the proposed 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, claims, and contentions of third parties, if any.

8. The petition is disposed of in the above terms.

SANJEEV NARULA, J

MAY 26, 2026

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