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

+ W.P.(C) 8233/2021 & CM APPL. 25561/2021

MR ADARSH PAL SINGH RANDHAWA

.....Petitioner

Through:

versus

GOVERNMENT OF NCT OF DELHI & ANR.

.....Respondents

Through: Ms. Avni Singh, Panel Counsel,
GNCTD & Mr. Abhimanyu Kapoor,
Advocates.

CORAM:

HON'BLE MR. JUSTICE SANJEEV NARULA

ORDER

22.01.2026

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1. The present writ petition has been filed under Articles 226 and 227 of the Constitution of India assailing notice dated 5th July, 2021, issued by the Revenue Assistant/Sub-Divisional Magistrate (Saket), Revenue Department, proposing partition/*tatima* in respect of land bearing Khasra No. 328 *min*, Village Bhati.

2. The Petitioner contends that since the land in question has already been urbanised, the Revenue Assistant/Sub-Divisional Magistrate lacked jurisdiction to initiate proceedings for partition of the subject land.

3. Be that as it may, counsel for the Petitioner submits that the Petitioner has since instituted a civil suit, being CS (OS) No. 123/2025 titled *Adarsh Randhawa v. Delhi Development Authority & Ors.*, before this Court against the Delhi Development Authority and other parties. It is pointed out that by



an order dated 3rd April, 2025 passed in the said suit, this Court has issued certain directions, including directions to the District Magistrate, South and the Conservator of Forest, South to complete the process of survey of the subject land. According to the Petitioner, upon completion of the said exercise, appropriate directions regarding for demarcation and partition would follow.

4. Having perused the order dated 3rd April, 2025 and noting that the Petitioner has already availed an appropriate remedy before the Civil Court where substantive directions have been issued, this Court is of the view that continuation of the present proceedings may result in multiplicity of opinions. Accordingly, the present writ petition is disposed of, with liberty to the Petitioner to pursue all remedies available to him before the Civil Court, in accordance with law.

SANJEEV NARULA, J

JANUARY 22, 2026/hc