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

\# **CNR No. DLHC010510232026**

\+ W.P.(C) 15679/2026

TWENTY FIRST DEVELOPERS PRIVATE LTD .....Petitioner

Through: Mr. Umang Mahindra with Mr. Akshit Navaney, Mr. Sameer, Mr. Krish Arora, Advocates.

versus

GOVT. OF NCT OF DELHI & ORS. .....Respondents

Through: Mr. Raghvendra Upadhyay, Panel Counsel with Ms. Purnima Jain, Mr. Madhur, Mr. Yash Singh and Mr. Kshitij, Advocates for R-1 to 3.
Counsel for R-4/DDA (appearance not given).

CORAM:
HON'BLE MR. JUSTICE A. J. BHAMBHANI

O R D E R

% 27.10.2026

CM APPL. 73423/2026
CM APPL. 73424/2026

Exemptions granted, subject to just exceptions.

The applications stand disposed-of.

W.P.(C) 15679/2026

By way of the present writ petition filed under Articles 226 and 227 of the Constitution of India, the petitioner seeks a direction to the respondents to undertake demarcation of land comprised in Khasra No.28//2/2, 3, 8 and 9 situate in Village : Holambi Khurd, Tehsil Narela, Outer-North Delhi ad-measuring about 15 *bigha* 01 *biswa* ('subject land').

2. Mr. Umang Mahindra, learned counsel for the petitioner claims that the petitioner became the owner of the subject land *vidé* Sale Deed dated

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14.06.2007, and that complications have subsequently arisen in view of urbanisation of the land *vidé* Notification dated 16.05.2017 issued under section 507(a) of the Delhi Municipal Corporation Act, 1957.

3. Mr. Mahindra, argues that, as a result of urbanisation, there is lack of clarity as to which agency under the Delhi Government would now have jurisdiction over the subject land, namely, whether the land would be under the revenue authorities or the Delhi Development Authority ('DDA').

4. Counsel further submits that the aforesaid issue is pending consideration before a larger Bench of this court by way of O.REF.No.1/2024 titled ***Court on its Own Motion vs. NEMO***, but pending such consideration and in order to resolve the impasse, a Co-ordinate Bench of this court has *inter-alia vidé* order dated 04.08.2026 made in W.P.(C)No.9523/2026 and *vidé* order dated 05.05.2026 made in W.P.(C)No.6077/2026, directed the Government of NCT of Delhi ('GNCTD') and the DDA to carry-out the demarcation of the subject land in the said two cases in co-ordination with each other, with the concerned SDM acting as the nodal officer.

5. Furthermore, it is pointed-out that the Co-ordinate Bench has also directed that the demarcation exercise would be carried-out by a third-party agency at the cost and expense of the party requesting the demarcation.

6. Issue notice.

7. Learned counsel, as above, appear on behalf of the respondents on advance copy; accept notice; and submit that the agencies are willing to

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undertake demarcation in terms of the directions issued by the Co-ordinate Bench.

8. In view of the stand taken by the respondents, the present petition is disposed-of directing that the GNCTD and DDA shall, in coordination with each other and through an appropriate third-party agency, carry-out demarcation of the subject land as per relevant revenue and consolidation records, and in accordance with the required procedure, within 08 weeks from today.

9. It is made clear that the cost and expense for engaging the third-party agency would be borne by the petitioner, and the demarcation exercise would be conducted in the presence of the petitioner's representative(s).

10. It is also clarified that the demarcation so undertaken shall be *subject to* the decision of the larger Bench in O.REF.No.1/2024; and such demarcation shall not determine or affect the rights or title of the petitioner, or of any third party, in or to the subject land.

11. Petition stands disposed-of in the above terms.

12. Pending applications, if any, also stand disposed-of.

A. J. BHAMBHANI, J

OCTOBER 27, 2026
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