$~100

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
\# **CNR No. DLHC010514162026**
\+ W.P.(C) 15779/2026 & CM APPL. 73893/2026
PADMAVATI INVESTMENT PRIVATE LIMITED .....Petitioner

Through: Mr. Rajiv Nayyar, Sr. Advocate with Mr. Ajay Bhargava, Ms. Vanita Bhargava, Mr. Saurabh Seth, Ms. Neelampreet Kaur, Ms. Phalguni Nigam, Mr. Abhiroop Rathore and Mr. Kabir Dev, Advocates.

versus

GOVERNMENT OF NCT OF DELHI & ORS. .....Respondents

Through: Ms. Shobhana Takiar, Standing Counsel for DDA with Mr. Kuljeet Singh, Adv.

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

**O R D E R**

**% 27.10.2026**

**CM APPL. 73894/2026 (exemption)**

Exemption granted, subject to just exceptions.

The application stands disposed of.

**W.P.(C) 15779/2026 & CM APPL. 73893/2026**

By way of the present writ petition filed under Article 226 of the Constitution of India, the petitioner seeks a direction to the respondents to jointly demarcate the un-acquired parcel of land comprised in Khasra No.402 (7-07) situate in Village : Kharera, New Delhi ad-measuring



*This is a digitally signed order.*
*The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.*
*The Order is downloaded from the DHC Server on 02/11/2026 at 11:43:07*

about 02 *bigha* 10 *biswa;* and to fix the pillars on the boundaries of the land so demarcated and supply the demarcation report and plan to the petitioner in a time-bound manner.

2. Mr. Rajiv Nayyar, learned senior counsel appearing for the petitioner submits that, *vidé* para 11 read with paras 6 and 10 of order dated 31.07.2026 passed by the Division Bench in LPA No. 609/2022, to which proceedings the petitioner was a party, the petitioner was granted the liberty to take steps for implementation of an order dated 24.05.2022 passed by a Co-ordinate Bench in W.P.(C) No. 6916/2018 and the 'concerned authority' was directed to demarcate the un-acquired land, as referred to above.

3. Mr. Nayyar submits that the limited prayer in the present petition is for operationalising the directions contained in order dated 31.07.2026 referred to above.

4. Learned senior counsel argues that, as a result of urbanisation of the subject land, 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 purview of the revenue authorities or the Delhi Development Authority ('DDA').

5. Mr. Nayyar 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


*This is a digitally signed order.*
*The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.*
*The Order is downloaded from the DHC Server on 02/11/2026 at 11:43:07*

('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.

6. 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.

7. Issue notice.

8. Learned counsel, as above, appear on behalf of the respondents on advance copy; accept notice; and leave it to the court to pass appropriate orders.

9. In view of the stand taken by the respondents, and the rulings of the Co-ordinate Bench as referred to above, 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.

10. 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).

11. 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.



*This is a digitally signed order.*
*The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.*
*The Order is downloaded from the DHC Server on 02/11/2026 at 11:43:07*

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

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

**A. J. BHAMBHANI, J**

**OCTOBER 27, 2026**
*V.Rawat*



*This is a digitally signed order.*
*The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.*
*The Order is downloaded from the DHC Server on 02/11/2026 at 11:43:07*