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

\# **CNR No. DLHC010515552026**

\+ W.P.(C) 15817/2026

SANJAY BANSAL AND ORS .....Petitioners

Through: Mr. S.S. Rana, Mr. P.S. Anuroop, Mr. Mukesh Rana and Mr. Gopal Rana, Advocates.

versus

THE GOVT OF NCT OF DELHI AND ANR .....Respondents

Through: Mr. Lalltaksh Joshi and Mr. Keshav Poonia, Advocates for GNCTD.

CORAM:

HON'BLE MR. JUSTICE A. J. BHAMBHANI

O R D E R

% 28.10.2026

CM APPL. 74003/2026 (exemption)

Exemption granted, subject to just exceptions.

The application stands disposed-of.

W.P.(C) 15817/2026

By way of the present petition filed under Article 226 of the Constitution of India, the petitioners seek a direction to respondent No.2 (Sub-Registrar, Mundka) to process and register the sale deed executed in favour of the petitioners and presented for registration *vidé* Receipt/Slip No.2026/6/9531 dated 28.09.2026, in respect of a parcel of land ad-measuring about 05 bigha 14 biswa out of the total land ad-measuring about 17 bigha 02 biswa comprised in Khasra Nos. 99//7, 8, 13 and 14 situate in Village: Kanjhawala, Delhi without insisting on production of a no-objection certificate from the Consolidation Officer.

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2. In the circumstances, learned counsel appearing for the respondents submits that the court may issue directions in line with what has been held by this Bench in similar circumstances *vidé* order dated 10.11.2023 in W.P.(C) No. 12122/2021 titled ***Okaya Infocom Pvt. Ltd. & Anr. vs. Govt. of NCT of Delhi & Anr.***

3. Learned counsel appearing for the petitioners states that the course of action suggested by learned counsel for the respondents is acceptable to the petitioners, further pointing-out that as per their information, consolidation proceedings have in fact been concluded but scrutiny/examination proceedings are now pending. Counsel for the petitioners further submits that they have already placed on record an affidavit of undertaking dated 14.10.2026 in line with the directions issued by this bench in *Okaya Infocom.*

4. The court has perused the affidavit of undertaking, which in essence and substance says that the petitioners undertake that the registration of a sale deed in their favour shall not affect or prejudice or infringe upon the rights, titles or interests of any other person; and that in the event of any future transfer, alienation or creation of third parties rights or interests in the subject land, the petitioners shall inform the purchaser/vendee about the status of the consolidation proceedings.

5. The submissions made by learned counsel appearing for the parties are supported by the view taken by this bench in *Okaya Infocom*, in particular, the directions issued in para 14 of the said ruling.

6. In light of the above, the present petition is disposed-of in the following terms:

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6.1. The concerned Sub-Registrar of Assurances is directed to process the registration of the sale deed, stated to have been presented for registration *vide* Receipt/Slip No.2026/6/9531 dated 28.09.2026, in respect of parcel of land comprised in Khasra Nos. 99//7, 8, 13 and 14 situate in Village: Kanjhawala, Delhi ad-measuring about 05 bigha 14 biswa out of the total land ad-measuring 17 bigha 02 biswa in accordance with law but without insisting upon production of approval/sanction/no-objection certificate from the Consolidation Officer; and

6.2. It is further directed that the transferee/purchaser, namely the petitioners, shall be bound by the final outcome of the consolidation proceedings in respect of the subject land; that any transfer of the subject land in favour of the petitioners shall not affect the rights of any other person arising from such consolidation proceedings; and that, in the event of any future transfer, alienation or creation of third parties rights or interests in the subject land, the petitioners shall inform the purchaser/vendee about the status of the consolidation proceedings.

7. The concerned Sub-Registrar is directed to comply with the directions issued above within 02 weeks of the petitioners approaching them for the purpose.

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

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

A. J. BHAMBHANI, J

OCTOBER 28, 2026/ak

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