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

+ **W.P.(C) 15281/2022**

SURJIT SINGH

.....Petitioner

Through: Mr. PBA Srinivasan and Ms. Barnali Paul, Advocates.

versus

REGISTRAR OFFICER NATIONAL CAPITAL TERRITORY NCT OF DELHI AND ORS

.....Respondents

Through:

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

% **29.04.2026**

1. The instant petition is for the following reliefs:-

“a. Cancel the sale deeds dated 5.03.2020, 24.06.2021 and 03.11.2021 of property bearing no. No. TA 41 A, Gali No.3, land measuring 120 Sq yds out of Khasra No. 467, situated at Tughlakabad Extension New Delhi 110019 registered by Respondent No. 1 in favour of Respondent No. 2, Respondent No. 3 and Respondent No. 4. And declare them void and ineffective.

b. Issue appropriate Writ/Order or directions in the nature of Mandamus upon the Respondent No.1

c. Issue appropriate Writ/Order or directions in the nature of mandamus upon the Respondent No. 2. to declare their sale deeds illegal and void.

d. Issue appropriate Writ/Order or directions in the nature of mandamus upon the Respondent No. 3

e. Issue appropriate Writ/Order or directions in the nature of mandamus



upon the Respondent No. 4

f. Issue appropriate Writ/Order or directions in the nature of mandamus upon the Respondents

g. Issue any other appropriate writ, order or direction which this Hon'ble Court deems just and proper, in the facts and circumstances of the present matter."

2. The petitioner *vide* the instant petition seeks for setting aside of the sale deeds on the ground that his father was not of sound mind and was suffering with Alzhiemer's, Parkinson's and Multi Infarct Dementia, and therefore, was incapable of executing the said sale deeds. The petitioner has placed on record medical certificate dated 20.03.2019, MRI dated 14.12.2021 and medical opinion dated 19.12.2021 from Dr. Sumit Bingham of Artemis Hospital indicating memory loss, inconsistency in speech and uncontrolled urination.

3. The very foundational ground to challenge the sale deed itself requires the parties to adduce evidence (oral or documentary) to establish whether the petitioner's father was suffering from the aforesaid medical conditions at the time of execution of the sale deeds. It is only thereafter, the Court can draw a conclusion with respect to the submissions made by the petitioner.

4. For the aforesaid ground, the Court declines to exercise the power under Article 226 of the Constitution of India.

5. With the aforesaid observations, the instant petition stands disposed of.

6. All rights and contentions of the parties are left open.

PURUSHAINDR KUMAR KAURAV, J

APRIL 29, 2026/Nc