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

+ W.P.(C) 9556/2025 and CM APPL. 40292/2025

SH. GHANSHYAM RANAPetitioner

Through: Appearance not given.

versus

GOVT OF NCT OF DELHI THROUGH CHIEF SECRETARY &
ORS.Respondents

Through: Ms Avni Singh (Panel Counsel-
GNCTD) with Mr Vaibhav Sharma,
Advocates.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

% **23.03.2026**

1. The petition is for setting aside notice/deficiency memo dated 24.05.2025 issued by respondent no. 3-authority, whereby, towards registration of sale deed presented on 27.01.2025, the petitioner has been directed to furnish a No-Objection Certificate/Land-Status Report.
2. As per the petitioner, he had applied to respondent no. 2-authority for issuance of the said Land Status Report/No-Objection Certificate. However, the same is yet to be issued.
3. The facts involved in the instant writ petition are almost similar to those involved in *Okaya Infocom Pvt Ltd & Anr. v. Govt of NCT of Delhi*



& Anr.¹ The relevant portion of the said decision is extracted below, for reference:

“12. In the circumstances, what is apparent to this court is that consolidation proceedings in respect of Village : Ladpur have been pending since 1993, that is for almost 30 years. Furthermore, there is no cavil that section 30 of the EPH Act does not impose an absolute bar against transfer of land during the pendency consolidation proceedings, except that it requires parties to obtain prior sanction/NOC from the Consolidation Officer for such transaction. However, since according to the respondents themselves, several steps in the consolidation proceedings are still pending, it is uncertain when these steps will be completed. Clearly, the parties cannot be expected to wait endlessly for a transaction that they have intended to complete for the last two years.

13. Moreover, this court is also persuaded to accept that substantial compliance of section 30 of the EPH Act can be achieved by directing that the intending purchaser of the subject land, viz. petitioner No. 2, would be bound by the outcome of the consolidation proceedings. This position would not hinder the on-going consolidation proceedings, which might take their own time to conclude; while at the same time, the parties would be able to bring their pending transaction to a close.”

4. Today, when the matter is called out, Ms. Avni Singh submits that the requirement of a No-Objection Certificate/Land Status Report is as per the provisions in Section 30 of the East Punjab Holdings (Consolidation and Prevention of Fragmentation) Act, 1948. If the impugned order dated 24.05.2025 is seen in the aforesaid context, it would appear that although a No-Objection Certificate/Land Status Report regarding acquisition of the land in question is required, it is not a mandatory requirement in view of the decision in ***Okaya Infocom Pvt Ltd & Anr.***

5. In view thereof, the instant petition stands disposed of.

6. Let the respondent-authority to consider the case of the petitioner in view of the decision passed in ***Okaya Infocom Pvt Ltd.*** and to pass an appropriate order regarding registration of the petitioner's documents with

¹ Order dated 10.11.2023 in W.P (C) 12122/2021.



due expedition. Let the steps be taken within a period of two months.

7. The respondents may call upon the petitioner to furnish the same undertaking as was required in the case of *Okaya Infocom Pvt Ltd.*

MARCH 23, 2026/P **PURUSHAINDR KUMAR KAURAV, J**