

Gopal Goel Vs. Consolidation Officer (Alipur) & Anr.

26.11.2025

Present : Shri Vinod Kumar, Counsel for Petitioner.
: None for Respondent.

1. The Counsel for Petitioner contended that the Petitioner purchased and legally owned 18 biswas of land in Khasra No.9/10 min, duly mutated in his name. However, without any notice or hearing, the land of Petitioner was wrongly transferred to Respondent No. 2 through Resolution No.389 dated 05.09.2022 by the Consolidation Officer. Since Village Khera Kalan was urbanized on 20.11.2019, the Consolidation Officer had no jurisdiction and the resolution is also void for violating principles of natural justice and unlawfully altering a final allotment. The Petitioner sought quashing of Resolution No. 389 in respect of his land.
2. Against the impugned order the Petitioner has approached this Court raising the main ground that the Hon'ble Supreme Court vide order dated 14.03.2023 in Civil Revision No. 3828 of 2017 titled *Mohinder Singh (Dead) through LRs and Another Vs. Narain Singh and Others* case has held that provisions of DLR Acts cease to apply once notification under the DMC Act has been issued declaring the village urbanised. Therefore, the proceedings conducted under the Act become non-est and lose its legal significance. The Petitioner prayed that in the present case village Khera Kalan was urbanised vide notification dated 20.11.2019 and the C.O. has no jurisdiction or authority to pass resolution qua the land of Petitioner which has been duly noted by the predecessor Financial Commissioner in case no. 77/2021 order dated 03.08.2023 while remanding back the matter.
3. In the light of all the foregoing, the matter is remanded back to the C.O. who shall revisit the matter after taking

into consideration all the above facts. The Hon'ble Supreme Court in case no. CA No.3827/2017 dated 14.03.2023 in the matter of "**Mohinder Singh (Deceased) through LRs. Vs. Narain Singh (Deceased) through LRs.**", as also the judgement dated 03.08.2023 passed by the predecessor Financial Commissioner in case no.77/2021, on the applicability of Consolidation Act after the village stands urbanised on 20.11.2019 may also be kept in view while passing a speaking and reasoned order, preferably within next three months. Accordingly, impugned order dated 05.09.2022 is kept in abeyance, till C.O./Tehsildar (Khera Kalan) passes a speaking and reasoned order, within next three months.

4. The revision petition bearing no. 203/2025 is disposed of in terms of the above.
5. File be consigned to record room after completion.


(PRASHANT GOYAL)
Financial Commissioner
Delhi

Jyoti Jain Vs. Gaon Sabha Nangli Poona

26.11.2025

Present : Shri Vinod Kumar, Counsel for Petitioner.
 : Shri Vaibhav Kumar, Proxy Counsel for Respondent,
 Gram Sabha.

1. The Counsel contended that petitioner is a recorded co-owner/bhumidhar of land in Khasra Nos. 20/15/6 Min and 20/16 at Village Nangli Poona, Delhi. Proceedings under Section 81 of the DLR Act were earlier initiated on the basis of a Patwari report alleging non-agricultural use, and the land was wrongly vested in Gaon Sabha in 2002. The petitioner's recall applications were allowed and finally heard, and after a fresh Patwari report confirming agricultural use, the RA/SDM dropped the Section 81 proceedings by his final order dated 27.01.2020. Gaon Sabha thereafter filed Appeal bearing No. 845/DM/N/2021 before the Deputy Commissioner which is still pending adjudication.
2. The petitioner has objected that the appeal is without jurisdiction because Village Nangli Poona was declared urbanized vide Gazette Notification dated 16.05.2017 under Section 507 (a) of the DMC Act, after which the DLR Act no longer applies. Moreover, the Hon'ble Supreme Court in Mohinder Singh (Deceased) vs. Narain Singh vide its judgment dated 14.03.2023 has also held that after urbanisation all DLR proceedings in urbanized areas become non-est. Therefore, the pending appeal before the Deputy Commissioner is without jurisdiction.

The Petitioner accordingly prays for quashing of the proceedings pending before the court of Deputy Commissioner (North), Alipur as the revenue courts cease to have jurisdiction post urbanisation of the village Nangli Poona on 16.05.2017.

3. In the light of the above, foregoing, the matter is accordingly remanded back to the Deputy Commissioner to take into consideration all the above issues, including the order of Hon'ble Supreme Court in case no. CA No.3827/2017 dated 14.03.2023 in the matter of **"Mohinder Singh (Deceased) through LRs. Vs. Narain Singh (Deceased) through LRs."**, as also the judgement dated 03.08.2023 passed by the predecessor Financial Commissioner in case no.77/2021, on the applicability of DLR Act after the village stands urbanised on 20.11.2019 may also be kept in view while passing a speaking and reasoned order, preferably within next three months.
4. The revision petition bearing no. 204/2025 is disposed of in terms of the above.
5. File be consigned to record room after completion.


(PRASHANT GOYAL)
Financial Commissioner
Delhi

**Shri Sudhir Rana
Vs.
Gaon Sabha Kadipur & Ors.**

26.11.2025

Present : Shri Vinod Kumar, Counsel for Petitioner.
 : Shri Vaibhav Kumar, Proxy Counsel for R-1, GS.

1. Counsel for Petitioner submitted that the petitioner is challenging the SDM Narela's order dated 05.07.2021, by which Respondent No.2, Jitender Singh was wrongly declared bhumidhar of land in Khasra No. 67 (4-16), village Kadipur/Quadipur which is in possession of the petitioner since long after the village Quadipur was declared urbanized on 16.05.2017 under Section 507 of the DMC Act. After the urbanization, the DLR Act is not applicable to the suit land and, therefore, the SDM and the Deputy Commissioner had no legal power to start or decide any case under the DLR Act. Despite having no jurisdiction, the SDM conducted proceedings and passed the order in 2021. The appeal filed by the Gaon Sabha before the Dy. Commissioner is also without jurisdiction for the same reason.
2. Counsel for Petitioner further stated that the documents used by Respondent No.2 were manipulated, no proper evidence was recorded, and even DDA as the competent authority after urbanization was not made a party. He also submitted that R-2 has fraudulently got him declared the bhumidar of the land which is owned and possessed by the predecessor of the Petitioner. The Hon'ble Supreme Court has already held in "**Mohinder Singh (Deceased) through LRs. Vs. Narain Singh (Deceased) through LRs.**" that once a village is urbanized, all DLR Act proceedings become non-est and, therefore, on this ground also, Ld. Dy. Commissioner does not have jurisdiction to continue with the case.
3. The Petitioner accordingly prays for quashing of the order dated 05.07.2021 passed by SDM, Narela in case No.9670/SDM/NL/2017/7283 and the pending proceedings pending in appeal no.7/21/2022 before the court of Deputy Commissioner (North), Alipur as the revenue courts cease to

have jurisdiction post urbanisation of the village Quadipur on 16.05.2017.

4. It is seen that the matter is pending before the DC/DM since long. The matter is accordingly remanded back to the Deputy Commissioner to pass a speaking and reasoned order in the pending proceedings after taking into account the judgement of Hon'ble Supreme Court in "***Mohinder Singh (Deceased) through LRs. Vs. Narain Singh (Deceased) through LRs.***" within next three months.
5. The revision petition bearing no. 205/2025 is disposed of in terms of the above.
6. File be consigned to record room after completion.



(PRASHANT GOYAL)
Financial Commissioner
Delhi

Case No. 334 of 2024

**Shri Prem Sukh & Ors.
Vs.
SDM (Kapashera) & Ors.**

26.11.2025

Present : Shri Sriom, Counsel for Petitioners.
: Shri Lokeshwar Sharma, Counsel for R-2, GS.
: Ms. Bhavna, Proxy Counsel for R-3.
: Shri Ashish Soni, Patwari for R-1, SDM Kapashera.

1. Counsel for R-2, GS and Proxy Counsel for R-3 stated that they have not received the copy of review application filed by the petitioners.
2. Counsel for Petitioners contended that this Court has passed the order dated 08.09.2025 in Revision Petition No. 334/2024 and remanded the matter to the Ld. DC/DM to adjudicate the pending proceedings within a period of 60 days after considering the fact that the village Jhatikara has been declared urbanised being notified as LDRA land.
3. This Court remanded the matter but did not set aside the impugned order dated 09.10.2017 and without setting aside the same, the lower court cannot decide the matter afresh. The remand was ordered without cancelling an order passed without jurisdiction. The land is old Laldora and has been urbanized, so revenue courts cannot entertain 86-A proceedings after urbanisation. Moreover, the Hon'ble High Court of Delhi has repeatedly held that old Lal Dora matters lie before Civil Court only. The Counsel has prayed to review the order dated 08.09.2025 passed by this Court and set aside the impugned order dated 09.10.2017 passed under Section 86-A DLR Act. On the basis of Order 41 Rule 23 of CPC read with judicial decision passed by the Hon'ble Allahabad High Court in case titled "*Jata Shanker Vs. Prem Shanker and Others*" and by the Hon'ble High Court Madhya Pradesh in case titled "*Harcharan (deleted) through LRs (1) Narendra Singh and Others Vs. The State of Madhya Pradesh and Others*". He specifically drew the attention of the court on para 7 of the judgment of Hon'ble High Court of Madhya Pradesh, wherein it is held that :

"7. In case of **Shivkumar & Ors. vs. Sharanabasappa & Ors.**, 2020 Legal Eagle (SC) 359 the Hon'ble Apex Court has held in para 25.2 to 25.4.1 as under :-

25.2. Rule 23-A came to be inserted in Order 41 CPC by way of the Code of Civil Procedure (Amendment) Act, 1976. Prior to this

amendment, it was generally accepted by the Courts that although under Rule 23, an order of remand could be made only on reversal of a decree disposing of suit on a preliminary point but, the appellate court has the inherent power of remanding a case where it was considered necessary to do so in the interest of justice. Some of the High Courts had made similar provisions by way of their respective amendments. Insertion of Rule 23-A in Order 41 by the amending Act of 1976 makes it explicit that even when the suit has been disposed of otherwise than on a preliminary point and the decree is reversed in appeal, the appellate court shall have the power of remand, if a retrial is considered necessary. [Such powers of remand, as provided in Rules 23 and 23-A of Order 41, are different than the power of the appellate court to remit an issue for findings under Rule 25. The power of remitting is ordinarily to be resorted to when the trial court has omitted to try any material issue or to determine any question of fact. In other words, the proper procedure in a case where the trial court, while disposing of the suit on merits, had failed to determine one or more of the material issues/questions, is to remit the issue/question(s) under Rule 25 and not to remand the whole case for retrial. Ordinarily, in the case of an order under Rule 25 of Order 41, the matter is retained on the file of the appellate court and only the issue/question(s) are remitted to the trial court for findings. On the other hand, when an order of remand is made under Rule 23 or Rule 23-A, the whole case goes back for decision to the trial court except on the point on which the appellate court has returned concluded finding, if any. While making a remand under Rule 23 or Rule 23-A, the judgment and decree of the trial court is required to be set aside but it is not necessary to set aside the impugned judgment and decree when taking recourse to Rule 25 of Order XLI.]

4. In view of the above facts of the case, legal proposition & judicial pronouncement of the case, this court is of the considered view that the impugned order dated 09.10.2017 passed by the RA/SDM (Kapashera) may be kept in abeyance till the revenue authorities takes a final decision on the basis of remand order dated 08.09.2025 passed by this court.
5. Accordingly, the review application filed by the Petitioners in revision petition No.334/2024 is disposed of in terms of the above.
6. File be consigned to record room after completion.

(PRASHANT GOYAL)
Financial Commissioner
Delhi

Om Parkash & Ors.
Vs.
SDM/RA (Najafgarh) & Ors.

26.11.2025

Present : Shri Sriom, Counsel for Petitioners.
: Shri Vaibhav Kumar, Proxy Counsel for R-2 Gram Sabha Mitraun.

1. The Counsel for Petitioners contended that he has filed the present review application under Appendix 6 Rule 32 of Delhi Land Reforms Rules, 1954 read with Section 151 of CPC against the order dated 24.09.2025 passed by this court vide which the matter was remanded back to SDM/RA. The Petitioner, accordingly approached the SDM/RA court wherein the SDM/RA stated that the SDM has no power to review or set aside its own order and has shown helplessness to adjudicate the present matter before the order dated 27.06.2017/30.06.2017 is set aside, by the court of Financial Commissioner. The Counsel for Petitioners pray to set aside the impugned order dated 27.06.2017/30.06.2017 passed by the RA, on the basis of Order 41 Rule 23 of CPC read with judicial decision passed by the Hon'ble Allahabad High Court in case titled "*Jata Shanker Vs. Prem Shanker and Others*" and by the Hon'ble High Court Madhya Pradesh in case titled "*Harcharan (deleted) through LRs (1) Narendra Singh and Others Vs. The State of Madhya Pradesh and Others*". He specifically drew the attention of the court on para 7 of the judgment of Hon'ble High Court of Madhya Pradesh, wherein it is held that :

"7. In case of **Shivkumar & Ors. vs. Sharanabasappa & Ors., 2020 Legal Eagle (SC) 359** the Hon'ble Apex Court has held in para 25.2 to 25.4.1 as under :-

25.2. Rule 23-A came to be inserted in Order 41 CPC by way of the Code of Civil Procedure (Amendment) Act, 1976. Prior to this amendment, it was generally accepted by the Courts that although under Rule 23, an order of remand could be made only on reversal of a decree disposing of suit on a preliminary point but, the appellate court has the inherent power of remanding a case where it was considered necessary to do so in the interest of justice. Some of the High Courts had made similar provisions by way of their respective amendments. Insertion of Rule 23-A in Order 41 by the amending Act of 1976 makes it explicit that even

when the suit has been disposed of otherwise than on a preliminary point and the decree is reversed in appeal, the appellate court shall have the power of remand, if a retrial is considered necessary. [Such powers of remand, as provided in Rules 23 and 23-A of Order 41, are different than the power of the appellate court to remit an issue for findings under Rule 25. The power of remitting is ordinarily to be resorted to when the trial court has omitted to try any material issue or to determine any question of fact. In other words, the proper procedure in a case where the trial court, while disposing of the suit on merits, had failed to determine one or more of the material issues/questions, is to remit the issue/question(s) under Rule 25 and not to remand the whole case for retrial. Ordinarily, in the case of an order under Rule 25 of Order 41, the matter is retained on the file of the appellate court and only the issue/question(s) are remitted to the trial court for findings. On the other hand, when an order of remand is made under Rule 23 or Rule 23-A, the whole case goes back for decision to the trial court except on the point on which the appellate court has returned a concluded finding, if any. While making a remand under Rule 23 or Rule 23-A, the judgment and decree of the trial court is required to be set aside but it is not necessary to set aside the impugned judgment and decree when taking recourse to Rule 25 of Order XLI.]

2. In view of the above facts of the case, legal proposition & judicial pronouncement of the case, this court is of the considered view that the impugned order dated 27.06.2017/30.06.2017 passed by the RA (Najafgarh) may be kept in abeyance till the revenue authorities takes a final decision on the basis of remand order dated 24.09.2025 passed by this court.
3. Accordingly, the review application filed by the Petitioners in revision petition No.112/2025 is disposed of in terms of the above.
4. File be consigned to record room after completion.

(PRASHANT GOYAL)
Financial Commissioner,
Delhi


26.11.2025

Present : Shri Vinod Kumar Counsel for Petitioners.
: Shri Lokeshwar Sharma, Proxy Counsel for R-1, Gram Sabha Bankner.
: Shri Subodh, Patwari for R-3, SDM/RA.

1. The Counsel for Petitioners contended that the Petitioners were allotted land measuring 1 bigha out of Khasra No.37/25 and 4 bigha out of khasra No.37/28 in village Bankner, Delhi by R-1, Gram Sabha in 1977. The Petitioners were admitted as Asami and the entries were recorded in khasra girdawari in the year 1989-90. Thereafter, R-1, Gram Sabha filed an application on 25.05.1990 and initiated ejectment proceedings under Section 86-A of Delhi Land Reforms Act, 1954 against the Petitioners. Subsequent to that R-3 dismissed the said proceedings in the year 1995 and the same was challenged before the Deputy Commissioner who vide order dated 28.04.1999 remanded the matter back to Revenue Assistant (RA), Narela for fresh adjudication. During the pendency of the proceedings, Gram Sabha moved an application for striking of the entries of Asami in respect of the said khasra numbers from the revenue records. Thereafter, R.A. vide order dated 08.05.2003 struck off the said revenue entries of 'Asami' made in favour of Petitioners.
2. Moreover, against the said order dated 08.05.2003, the Petitioners herein filed revision petition bearing Case No.132/2003 titled Daya Kishan Vs. G.S. Bankner before this court. The predecessor Financial Commissioner vide order dated 10.04.2007 set aside the said order dated 08.05.2003 passed by R.A. and directed restoration of entries made earlier in favour of Petitioner. The R.A. was to implement the order dated 10.04.2007 but he proceeded with recording of evidence in the matter before him. Subsequently, the present Petitioners filed another revision petition bearing No.23/2008 titled "Hari Kishan & Ors Vs. R.A." the predecessor Financial Commissioner

vide order dated 04.11.2010 directed the SDM/RA to implement its earlier order dated 10.04.2007.

3. Further, Instead of complying the orders dated 10.04.2007 & 04.11.2010 passed by the F.C., the status of land falling in khasra No.37/25 & 37/28 was changed to Gaon Sabha and as per the directions of RA/SDM passed in its order dated 10.12.2013. The said order dated 10.12.2013 passed by the RA/SDM has challenged by the Petitioner before the court by filing revision petition No.189/2016 which was dismissed by the predecessor F.C. vide order dated 08.08.2023 on the ground of lack of jurisdiction after urbanization. Consequently, the Petitioners preferred WPC bearing No.16124/2024 before the Hon'ble High Court of Delhi against the order dated 10.12.2013 passed by R.A and order dated 08.08.2023 passed by predecessor of this court.
4. It is seen from the records that the Hon'ble High Court vide order dated 22.11.2024 has set aside the order dated 08.08.2023 and remanded the matter back to the Financial Commissioner to reconsider the revision petition in the light of the judgment of the Division Bench of the Hon'ble High Court in Subnam Gupta and further directed the Financial Commissioner to consider the case on the issue of jurisdiction without being influenced by any observation in this order and depending on the outcome of this decision, to proceed further in accordance with law.
5. The R-3/RA/SDM (Narela) filed reply, which is taken on record.
6. The Counsel for Petitioners as well as Respondents also contended that the Division Bench of the Hon'ble High Court of Delhi, in a similar case is seized of the matter and the same is listed for 19.12.2025.
7. In view of the above, the case is adjourned to 14.01.2026 for further arguments.


**Financial Commissioner,
Delhi**

26.11.2025

Present : Ms. Nishtha Sinha, Proxy Counsel for Petitioner.
: Shri S.S. Rana, Counsel for R-4.

1. The Proxy Counsel for Petitioner requested for pass over the matter as the main Counsel is stuck in the Hon'ble High Court of Delhi and filed an application to waive off the cost of Rs.3,000/- imposed on the last date of hearing i.e. on 19.11.2025. At the request of the Proxy Counsel for Petitioner, the cost imposed is reduced to Rs. 1000/- to be deposited with DDO, GAD, GNCTD before the next date of hearing.
2. The Counsel for R-4 submitted that this revision petition is not maintainable before this Hon'ble Court as the Petitioner has already availed the opportunity under Section 21(4) of the Consolidation Act before the DC/Assistant Director (Consolidation) and no remedy under Section 42 in revision lies in such cases. Therefore, the Petitioner should approach the Hon'ble High Court of Delhi invoking its writ jurisdiction. In support of his contention, the Counsel for R-4 filed copy of following three judgments i.e. (i) Roop Chand V/s State of Punjab in WP (C) No. 77/1957 dated 10.10.1962 passed by the Hon'ble Supreme Court of India, (ii) Dhani Ram (Deceased.) Through LRs Vs GNCTD & Ors. in WP (C) No. 4200/2008 dated 10.08.2011 passed by the Hon'ble High Court of Delhi and (iii) Rajinder Singh and Ors. Vs. GNCTD & Ors. dated 17.08.2007 passed by the Hon'ble High Court of Delhi. He further submitted that the facts of the present case are similar to Rajinder Singh case and drew the attention of the court towards para 17 of the judgment wherein it is held that :

" 17. The scope of the powers of the Financial Commissioner under Section 42 have been explained by the Hon'ble Supreme Court in Roop Chand v. State of Punjab 1963 Supp SCR 439 and by this Court in Suraj Mal v. Manohar Lal 2nd (1973) Del 1016 both of which have recently been followed by this Court in Dhani Ram v. Ram Sarup. decision dated 2.7.2007 in W.P. (C)

No. 3232 of 2002. The Hon'ble Supreme Court construed the word "any order passed by any Officer" occurring in Section 42 of the Holdings Act as not including an Order made under Section 21(4) by the Collector. In the instant case, the order dated 1.12.1997 passed by the CO under Section 21 of the Holdings Act could be challenged under Section 21(2) by filing objections. In fact, Respondent No. 3 availed of that remedy and filed an objection only to the extent that he was denied allotment of the plot in pre-consolidation Khasra No. 522 although he had a boring on the said plot. His objection was not, at that stage, to either the sale deeds executed by in favor of the petitioners here by their father on 22.7.1996 or even to the power of the CO to extend the time for submitting claims. Respondent No. 3 then appealed to the SO under Section 21(3). The SO allowed the appeal on 28.2.2000. Thereafter, the appeal by the petitioners under Section 21(4) was allowed by the Collector on 25.8.2000. The Financial Commissioner dismissed the revision petition filed thereafter by Respondent No.3 as not maintainable. Thus as far as the statutory remedies were concerned, they were availed of and the result was that the order dated 1.12.1997 of the CO stood affirmed".

3. On the other hand, the Proxy Counsel for Petitioner relied upon para No.5 of the judgment dated 08.01.2025 in WPC No.132/2025 passed by the Hon'ble High Court of Delhi wherein it is held that :

"5. Mr. Rizwan, learned counsel for the petitioner, submits that the power of revision lies against the original order of re-partition, and not against the appellant order. However, Mr. Singh, having taken instructions, states that the Financial Commissioner does entertain revision petitions, even when appellate remedies under Sections 21(3) and 21(4) have been exhausted.

6. Having regard to the provision of Section 42, I do not discern any statutory impediment to exercise of revisional jurisdiction."

and informed that she has rightly approached the Hon'ble Financial Commissioner as per the directions of the Hon'ble High Court of Delhi.

4. The Proxy Counsel for Petitioner also relied upon the judgment passed by the Hon'ble High Court of Delhi in

WPC No.3490/2010 titled "All India Equality Forum & Ors. Vs. UOI & Ors" and undertook to file a copy of the said judgment before the next date of hearing.

5. In rebuttal, the Counsel for R-4 submitted that the said order dated 08.01.2025 was passed by the Hon'ble High Court of Delhi on the very first hearing itself without issuing any notice to him, hence he had no opportunity to oppose the said order.
6. Keeping in view the specific directions passed by the Hon'ble High Court of Delhi in WPC No.132/2025, as mentioned above, this court is inclined to admit the revision petition and proceed further in the matter.
7. Adj. to 14.01.2026 for further arguments.


**Financial Commissioner,
Delhi**

Case No. 362 of 2024

26.11.2025

Present : None for Petitioner.
: Shri Ashish Soni, Patwari for Respondent, C.O.

1. None appeared for Petitioner. A cost of Rs.2,000/- is imposed upon the Petitioner which is to be deposited with DDO, GAD, GNCTD before the next date of hearing. Final opportunity is given to the Petitioner to appear and lead the case failing which the case may be dismissed for non-pursuance. Issue notice to the Petitioner to appear and lead the case on the next date of hearing.
2. The representative of Respondent, C.O. submitted that they have already filed a reply also informed that the department has issued a BTF on 24.11.2025 for appointment of Govt. Counsel in the matter and also undertook that the Counsel will be present on the next date of hearing.
3. The Respondent, C.O. is directed to come prepared and represented adequately on the next date of hearing.
4. Adj. to 03.12.2025 for arguments.


**Financial Commissioner,
Delhi**

Case No. 202 of 2025

**Ranbir Singh
Vs.
Guru CGHS Ltd. & Anr.**

26.11.2025

Mentioned today by Ms.Sangeeta Singh, GPA of Shri Ranbir Singh for Applicant.

1. Case is mentioned today.
2. The GPA holder has filed an application for withdrawal of contempt application as she has contended that her appeal is pending before the DCT. Request is allowed.
3. Accordingly, the contempt application bearing Case No.202/2025 is dismissed as withdrawn.
4. File be consigned to record room after completion.



(PRASHANT GOYAL)
Financial Commissioner,
Delhi

**Guru CGHS Ltd. Through its President
Vs.
Sh. Ranbir Singh & Ors.**

26.11.2025

Mentioned today by Ms.Sangeeta Singh, GPA of Shri Ranbir Singh for Applicant.

1. Case is mentioned today.
2. The GPA holder filed an application under Section 151 CPC seeking correction/rectification of the order dated 13.11.2025 passed by this court wherein it has been incorrectly mentioned that R-1, the present Applicant confirmed that the Society undertook additional repair and waterproofing work in November, 2022, completing all necessary compliance. By the present application, she contends that it is the submission of the society and not of the Applicant.
3. Accordingly, the para No.3 stands rectified to the extent that it has been contended by the society that :

The Society again undertook additional repair and waterproofing work in November, 2022, completing all necessary compliance. However, the impugned order dated 15.10.2024 wrongly directed further repairs based on outdated reports, ignoring the subsequent repair works already executed.

4. All other contents of the order dated 13.11.2025 shall remain unchanged.


(PRASHANT GOYAL)
Financial Commissioner,
Delhi

26.11.2025

Mentioned today by Shri Shriom, Counsel for Petitioners.

1. Case is mentioned today.
2. It is noted from the records that the Petitioner filed revision petition under Section 187 of the Delhi Reforms Act, 1954 against the order dated 24.08.2020 passed by R-1 and order dated 20.02.2020 & 21.08.2020 passed by R-2.
3. The brief facts of the case are that the Predecessor in the interest of present petitioner Lt. Sh. Ram Khiladi was the owner and in possession of the suit property to the extent of 1/3rd share, comprising in Khasra No. 11//12/1(0-03), 13(4-06), 17/11/2(2-01), 17//2/2(2-02), 18(4-03), 19/2(1-15), 22(4-16), 23(4-16)24/1(3-04), 29(10-05), 14//2/1(1-06), 26(0-04), 3/1(1-06), 4//1/1(0-17) admeasuring 31 Bigha and 04 Biswa of agriculture land situated in the Revenue Estate of Village Jhatikara, Delhi. Sh. Ram Khilari died on 26.11.2023. The Petitioners have relied upon a forged and fabricated Will dated 01.09.2000 purported to be executed by Late Sh. Gulab Singh and the said Will was challenged by the Late Sh. Ram Khilari and after the demise of Late Sh. Ram Khilari his legal heirs i.e. present applicants/objectors have challenged the said Will by filing a Second Appeal before the Hon'ble Delhi High Court, Delhi where the matter is pending adjudication.
4. That the petitioners came to know about the impugned order on 10.11.2025 when R-3 came to the suit property and tried to disposes the Petitioners from the suit property on the basis of the impugned order dated 24.08.2020 passed by the Tehsildar which was passed without affording opportunity of hearing and without even issuing a show cause notice to him. Therefore, the

petitioners obtained a copy of Khata Khatoni on 13.11.2025.

5. Further, another case regarding the same suit property bearing case no. 49/35/2019 is pending adjudication before the court of S.D.M/RA, Kapashera and same is fixed for 05.01.2026 and application under Order 7 rule 11 is also pending before the court.
6. The Revenue Assistant further contended that SDM lacks jurisdiction to invoke the provisions of the Delhi Land Reforms Act, 1954 since Village Kangan Heri stands covered by the Low Density Residential Area (LDRA) Gazette Notification dated 18.06.2013 issued by the Ministry of Urban Development (Delhi Division), GOI.
7. Issue Dasti notice to the Respondents through the Petitioners on filing of PF&RC.
8. As requested by the Counsel for Petitioners, a copy of this order be given dasti.
9. On a specific request by the Counsel for the Petitioners, it is directed that no coercive action be taken against the Petitioner till the next date of hearing.
10. List on 10.12.2025 for further arguments.



**Financial Commissioner,
Delhi**

26.11.2025

Mentioned today by Shri Shriom, Counsel for Petitioners.

1. Case is mentioned today.
2. It is noted from the records that the Petitioner has filed the present revision petition under Section 187 of the Delhi Reforms Act, 1954 against the order dated 24.08.2020 passed by R-1 Tehsildar, Village Kanganheri and order dated 20.02.2020 & 21.08.2020 passed by R-2, SDM/RA.
3. It has been contended by the Counsel for Petitioners that the predecessor in the interest of petitioners had inherited the above-mentioned suit property after the death of his father Lt. Sh. Gulab Singh to the extent of 1/3rd share and thereafter possession of the land was taken and has been in continuous till date. The Predecessor in the interest of present petitioner Late Sh. Ram Khiladi was the owner and in possession of the suit property to the extent of 1/3rd share, comprising in Khasra No. 33//16 (4-11), 33//17 (4-12), 33//25 (4-16), 46//10/2(1-15), 11/1(1-15), 20/2(1-15), 21/1(1-15), 47//15/2(2-08), 16/1(2-08), 25/2(02-08) and 6/1(2-00) admeasuring 30 Bigha and 03 Biswa of agriculture land situated in the Revenue Estate of Village Kangan Heri, Delhi. Sh. Ram Khilari died on 26.11.2023. The Petitioners have relied upon a forged and fabricated Will dated 01.09.2000 purported to be executed by Late Sh. Gulab Singh and the said Will was challenged by the Late Sh. Ram Khilari and after the demise of Late Sh. Ram Khilari his legal heirs i.e. present applicants/objectors have challenged the said Will by filing a Second Appeal before the Hon'ble Delhi High Court, Delhi where the matter is pending adjudication.
4. That the petitioners came to know about the impugned order on 10.11.2025 when R-3 came to the suit property

and tried to disposes the Petitioners from the suit property on the basis of the Impugned order dated 24.08.2020 passed by the Tehsildar which was passed without affording opportunity of hearing and without even issuing a show cause notice to him. Therefore, the petitioners obtained a copy of Khata Khatoni on 13.11.2025.

5. Further, another case regarding the same suit property bearing case no. 49/3/2019 is pending adjudication before the court of S.D.M/RA, Kapashera and same is fixed for 05.01.2026 and application under Order 7 rule 11 is also pending before the court.
6. The Revenue Assistant further contended that SDM lacks jurisdiction to invoke the provisions of the Delhi Land Reforms Act, 1954 since Village Kangan Heri stands covered by the Low Density Residential Area (LDRA) Gazette Notification dated 18.06.2013 issued by the Ministry of Urban Development (Delhi Division), GOI.
7. Issue Dasti notice to the Respondents through the Petitioners on filing of PF&RC.
8. As requested by the Counsel for Petitioners, a copy of this order be given dasti.
9. On a specific request by the Counsel for the Petitioners, it is directed that no coercive action be taken against the Petitioner till the next date of hearing.
10. List on 10.12.2025 for further arguments.



**Financial Commissioner,
Delhi**