

**Raj Singh
Vs.
Consolidation Officer**

27.01.2026

Present : Shri Yaman Yadav, Counsel alongiwth Sh. Ajay Singh
Rana, Counsel for Petitioner.
: None for Respondent.

1. The present revision petition has been filed under Section 42 of the East Punjab Holdings (Consolidation and Prevention of Fragmentation) Act, 1948 for setting aside the remarks stating that the excess allotment of plot is under re-examination of scrutiny team in the Khatauni Pamaish of the Khata No.927 belonging to the petitioner.
2. The Counsel for petitioner submitted that he is the recorded and lawful holder of Khata No.927 (New 1165) of village Khera Kalan which was allotted in Khasra No. 108/52 (0-6 Biswa) and Khasra No.106/294 (1-8 Biswa). The said allotment was affected on intervention of Public Grievance Commission (PGC) after seeking demarcation and it was found that there was a deficiency of 2 biswa in the holding of the petitioner. The Consolidation Officer vide letter dated 24.05.2013 submitted to the PGC confirmed that deficient land of 2 biswa was handed over to the petitioner vide Resolution No. 241 dated 10.05.2013. The said allotment, demarcation and possession proceedings were duly recorded and accepted by the Respondents and the grievance was disposed of accordingly by the PGC.
3. The petitioner's correct landholding comprising Khasra Nos. 108/52 (0-6), 106/294 (1-8) and 106/64/3 (0-2) were duly reflected in Register Karwai dated 28.04.2014, and the petitioner has been in peaceful, continuous and undisputed possession since then.
4. Counsel for petitioner contended that while consigning the consolidation record in July 2025, the petitioner discovered that an impugned remark was illegally entered

in the Khatoni Pamaish concerning the holding of the petitioner in accordance with orders dated 16.03.2024 passed by the SO(C)/SDM, Alipur. The remark has been made without issuing any notice, without providing opportunity of hearing thereby violating principles of natural justice. Hence, the petitioner seeks setting aside of the impugned remark and restoration of his correct khata reflecting khasra No.106/64/3 (0-2 biswa) in his name.

5. This Court is relying on the judgements dated 08.01.2026 in W.P. (C) No.4876/2023 titled "**Manoj Kumar and Ors. Vs. Consolidation Officer (Narela)/Tehsildar**" in which the Hon'ble High Court has held that –

"2.....He submits that by notification dated 5th March, 2021, issued under Section 507 of the Delhi Municipal Corporation Act, 1957, Village Naya Bans @ Iradat Nagar, where the subject land is situated, stands urbanised. Consequently, the revenue authorities have ceased to have jurisdiction in respect of the subject land under the Delhi Land Reforms Act, 1954, in view of the judgment of the Supreme Court in Mohinder Singh (Dead) Through LRs and Another vs. Narain Singh and Others.

3. Mr. Abhimanyu, counsel for the Petitioner, contends that the urbanisation of the village would not disentitle the Consolidation Officer, acting under the East Punjab Holdings (Consolidation and Prevention of Fragmentation) Act, 1948, from entertaining and deciding the representations made by the Petitioner, which this Court may direct to be considered.

4. In view of the above submissions, the present petition is disposed of with a direction to the Respondent/Consolidation Officer, Village Naya Bans, or any other appropriate authority, to consider the representations pending before him in respect of the subject land and to decide the same within a period of eight weeks, after affording an opportunity of hearing to the Petitioner, in accordance with law. The decision shall be communicated to the Petitioner under written intimation."

6. It is noted that the said village 'Khera Kalan' stands urbanised on 20.11.2019 and the revenue authorities cease to have jurisdiction under DLR Act, 1954 after urbanisation in terms of judgement passed by 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. & Ors. Vs. Narain Singh (Deceased) through LRs & Ors."**

7. The remark on the Khatoni Pamaish is not a conclusive finding and in fact it refers to a 'examination process'. In the light of judgement of Hon'ble High Court in case **"Manoj Kumar and Ors. Vs. Consolidation Officer (Narela)/Tehsildar"**, the ends of justice would be served by issuing necessary directions to the Petitioner to seek clarification in the matter from Consolidation Officer. The Consolidation Officer to provide the clarification sought by the petitioner preferably within next 45 days, explaining the rational of the remark, and the inference from the same. Accordingly, revision petition bearing No. 228/2025 titled **Raj Singh Vs. Consolidation Officer** is disposed of.

8. File be consigned to record room after completion.


(PRASHANT GOYAL)
Financial Commissioner
Delhi

Case No. 229 of 2025

27.01.2026

Present : Shri Brijesh Kumar Sharma, Counsel for Petitioner.
: Shri Mukesh Kumar, alongwith Dr. Kusum Arora,
M.S. and Shri Rohit, Pharmacy Officer, Nursing
Home Cell for Respondent, DGHS.

1. Counsel for Appellant contended that the Respondent, DGHS the competent authority under the Delhi Nursing Homes Registration Act, 1953, arbitrarily cancelled the registration vide impugned order dated 01.12.2025. In July 2025, the Appellant engaged M/s Sagar Paint & Repair Services vide MOU dated 25.07.2025 for essential repairs and whitewashing to enhance patient facilities. During ground and first floor works, beds, equipment and certain patients (whose treatment could not be interrupted) were temporarily shifted to upper floors, with restoration planned post-completion. In the meanwhile, a false complaint prompted Respondent's inspection on 01.08.2025 by officers including Dr. Kushum Arora found discrepancies, leading to show cause notice dated 21.08.2025. The Appellant promptly replied vide letter dated 18.09.2025, restoring all arrangements to compliance and clarifying the temporary nature of shifts. Despite this, Respondent, DGHS issued a second show cause notice dated 22.10.2025 reiterating inspection findings without fresh verification, prompting Appellant's detailed reply dated 10.11.2025 with layout plans, photographs, compliance affirmations, and a request for re-inspection---which was ignored. Disregarding the Appellant's rectifications and the transient repair-related disruptions, Respondent, DGHS cancelled registration vide order dated 01.12.2025. No violations persisted at cancellation,

temporary shifts during bona fide repairs cannot sustain cancellation, rendering the impugned order arbitrary, non-sustainable, and liable to be set aside. Counsel for Appellant further contended that he also filed the Compact Disk (CD), Pendrive and Photographs in support of their case.

2. Counsel for Respondent, DGHS filed written submissions and copy of the same supplied to the Appellant. Representative for DGHS submitted that the Cancellation is made in terms of the provisions of Delhi Nursing Homes Registration Act, 1953 and the Rules made there-under. On the complaint dated 08.07.2025 filed by Sh. Manjit Singh, a surprise inspection was conducted on 01.08.2025 in the premises of the Appellant and it was found that In-Patient activities/facilities were found on second floor and third floor without any prior approval from the competent authority (DGHS). Thereafter, second surprise inspection of the hospital was also conducted on 29.09.2025 and in both the inspections the In-Patient activities/facilities were found on second floor and third floor without any prior approval.
3. Representative of Respondent, DGHS further submitted that shifting of the premises is possible only against prior permission of the Competent Authority (DGHS). As the deficiencies were found repeatedly vide DGHS Check List letters dated 01.08.2025 and 29.09.2025 and the replies dated 19.09.2025 and 10.11.2025 submitted by the Appellant herein were not found satisfactory, the registration was cancelled vide order dated 01.12.2025. In support of her contentions, the representative of DGHS also submitted that to establish the deficiencies found during the inspection,

photographs were also taken and can be submitted to Court.

4. Keeping in view of the above arguments, Respondent, DGHS is directed to supply photographs to the Appellant latest by 06.02.2026. DGHS may also clarify whether any penalties can be imposed on violating Nursing Homes in such cases. Both the parties are directed to file their written submissions/arguments in brief latest by 10.02.2026 whereafter the orders shall be passed based on the documents available on record.
5. Case is reserved for pronouncement of orders on 16.02.2026.


**Financial Commissioner
Delhi**

Case No. 215 of 2025

27.01.2026

Present : Shri Anuj Chaturvedi, Counsel alongwith Dr.Dhruv Kapoor, Representative for Appellant.
: Shri Mukesh Kumar, Counsel for Respondent, DGHS.
: Dr.Kusum Arora, MS (Nursing Home), Dr. Kusum Arora, M.S., Nursing Home Cell, Dr. Neeraj Kumar Garg, ACDMO alongwith Dr. Abhishek Singh & Rajesh Kumar Jindal (Inspection Team Members) for Respondent, DGHS.

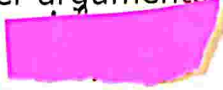
1. The Counsel for Respondent submitted that in the instant case, an inspection was carried out on 13.10.2025 by the CDMO and following deficiencies were found which still need to be rectified by the Appellant Nursing Home :
 - i) IPD facilities found on 3rd & 4th floors.
 - ii) Fire safety clearance certificate not available.
 - iii) No proper ventilation.
 - iv) Shortage of space restraining free movement.
 - v) No parking space in front of the hospital.
 - vi) 3rd floor 6-bedded ward having inadequate space.
 - vii) Fire exit available on 5th floor.
2. The Counsel for Respondent further submitted that the main dispute in the present matter is that the fire exit clearance certificate is required from the Fire Department which is not available for the entire premises of nursing home.
3. The Counsel for Respondent also submitted that IPD facilities are being operated on 3rd & 4th Floor of the said nursing home and the provisions of Delhi Nursing Home Rules regarding proper ventilation and light in the rooms were violated. The inspection committee observed that the hospital premises are highly congested and are lacking in adequate space which is also violation of Nursing Homes Registration

Rules, 1953. As per provisions of the Nursing Homes Act & Rules, the nursing home should be having clean surroundings and shall have sufficient facilities for parking area for the visitors. As per Master Plan 2021, parking for buildings must be provided within the plotted area and parking outside the plot is not permissible. The Counsel further submitted that as per Delhi Nursing Homes Registration Rules, 1953, the floor space in the general nursing home shall not be less than 7.43 sq.m. for one bed and additional minimum 5.57 sq.m. for every additional bed in the room.

4. In rebuttal, the Counsel for Appellant contended that regarding non-availability of fire safety certificate, the matter is still sub-judice before the Hon'ble High Court in WPC No.6952/2022. The Counsel contended that the impugned order dated 22.10.2025 was passed without giving any opportunity of hearing to the Appellant as was mandated by this court vide order dated 10.09.2025 in appeal No.288/2024. Further, the impugned order ignored that the Appellant had a fire safety certificate dated 29.05.2024 in due compliance of directions dated 28.05.2024 issued by Respondent. The Respondent has taken a stand contrary to the facts on grounds such as lack of ventilation/shaft when in fact they exist. Further, DGHS stand is contrary to position in case No.288/2024 and has stated that the orders of Hon'ble High Court in WPC No.6952/2022 are inapplicable to the Appellant since he is not one of the party who have filed the case in Hon'ble High Court.
5. In view of the submissions made by the parties, the Respondent, DGHS is directed to undertake a joint

inspection of the premises alongwith Nursing Home authorities and submit his assessment on factual situation by 12.02.2026.

6. The concerned officers of nursing home are directed to appear before the Respondent, DGHS on 10.02.2026 to present their case.
7. Adj. to 17.02.2026 for further arguments.


**Financial Commissioner
Delhi**

27.01.2026

Present : Shri Rupesh Kumar Sinha, Counsel for Petitioners.
: Shri Sandeep Verma, Counsel for LR's of R-1 and R-2.

1. Counsel for Petitioners contended that the Revision Petition No. 284/2012 filed by the Petitioners was dismissed for want of prosecution vide order dated 09.03.2018 by the then Financial Commissioner, Delhi. Thereafter, Petitioners preferred restoration application No. 109/2018 which was also dismissed by this Court vide order dated 29.05.2018.
2. Counsel for Petitioners further contended that the Hon'ble High Court of Delhi, vide order dated 05.12.2025 in WP(C) No. 9129/2018, set aside the aforesaid orders and remitted the matter to this Court for expeditious decision on merits. Hence, the present petition has been filed.
3. Counsel for Petitioners further submitted that Petitioners are lawful owners and in possession of land bearing Khasra Nos. 620 (3-12 bighas) and 627 (4-16 bighas) in Village Ghitorni, allotted by Gram Sabha in 1968 to their predecessors in exchange for acquired land and ownership & possession was duly recorded in revenue records. In 1986, Respondent Mohar Singh, in collusion with revenue officials, got illegal mutation in his favour and filed a false partition suit securing ex-parte status quo order, which subsisted for 18 years. Upon intervention of the Hon'ble High Court, the Revenue Assistant dismissed the suit vide order dated 21.03.2011 holding that Respondents had no right, title or interest. Despite dismissal, Respondents misused revenue orders to retain void entries, attempted dispossession via demarcation and impugned order also lacks clear findings or directions for record correction. The Respondents' claims stem from fraud and void transactions barred u/s 33 & 45 of DLR Act, 1954, including forged sale deed. The Petitioners therefore prayed for clarification and correction in revenue records and protect their interest.

4. Counsel for LR's of R-1 and R-2 contended that Petitioner has filed a suit against the Respondent for the same property in the Civil Court and they are in receipt of summons of the same.
5. Counsel for LR's of R-1 and R-2 submitted a copy of Khatoni, which is taken on record. He further contended that there is no order dated 21.03.2010 passed by RA concerned. In rebuttal, Counsel for Petitioner admitted that there is a typographical error and undertook to correct the same as order dated 21.03.2011. The same is allowed. Counsel for LR's of R-1 and R-2 submitted that in the entire claim of the Petitioner for ownership rights, there is no documentary proof filed by the Petitioner.
6. Counsel for R-1 and R-2 further submitted that the present revision petition is not maintainable before this Court because the Petitioners have sold their portions and as per Khatoni, the name of Petitioners are not mentioned as 'owner'. Also, ownership issue cannot be settled by FC Court as the village Ghitorni stand urbanized on 20.11.2019 and has also been declared Low Density Residential Area vide order dated 18.06.2013 and the judgment of Hon'ble Supreme Court in Mohinder Singh case whereby the provisions of DLR Act cease to apply post urbanization of a village.
7. Despite the direction of this Court dated i.e. 12.01.2026, the petitioners failed to bring the LR's of R-1 and R-2 on record. A cost of Rs.2000/- is imposed on the Petitioner for violation of orders. The same is to be deposited in the Account of DDO, GAD, GNCTD before the next date of hearing alongwith a receipt of the same. The Petitioners are also directed to file amended memo of parties before the next date of hearing to enable the case to proceed forward.
8. This Court is of the considered view that the matter of applicability of provisions of DLR Act post urbanization of village in the light of judgment of Hon'ble Supreme Court in Mohinder Singh case is still pending before a Larger Bench of the Hon'ble High Court bearing Case No.

O.REF.1/2024 titled **Court on its own motion Vs NEMO** which is listed for hearing on 30.01.2026. In a similar case, bearing case no. 122/2018 titled **Suraj Bhan Vs Dy. Collector & Ors.**, the Hon'ble High Court vide order dated 19.11.2025 in WP (C) No. 8856/2022 titled **Suraj Bhan Vs Financial Commissioner & Ors.** has directed the Financial Commissioner to await the legal clarity before deciding the matter. Therefore, it would be correct that the present revision petition is heard after the receipt of outcome of the case before the Hon'ble High Court.

9. On request of the two parties, the case is adjourned to 10.03.2026 for further hearing. If the judgment of the Hon'ble High Court comes before 10.03.2026, Petitioner is at liberty to move an application before this Court for an early hearing in the matter.


**Financial Commissioner
Delhi**

Case No. 122 of 2018

27.01.2026

Present : Shri Joginder, Clerk of Counsel along with Shri
Sunil son of Petitioner.
: None for Respondents.

1. Representative of Petitioner sought adjournment as the main counsel is not available today.
2. The Hon'ble High Court of Delhi vide order dated 19.11.2025 remanded to this Court to re-adjudicate the matter. The relevant extract is reproduced as under:

.....4. The said issue is pending before the Larger Bench of this Court. Considering that the main bone of contention is sub-judice before the Larger Bench of this Court, the impugned order passed by the revisional authority is set-aside and the matter is remitted back to decide it expeditiously afresh after the decision by the Larger Bench of this court and by giving opportunity of hearing to the parties.....'

3. In the light of the above, notices to the parties were issued. However, the main counsels for Petitioner as well as Respondents have not made appearance before this Court. Accordingly, a cost of Rs.5,000/- is imposed on the Petitioner to be paid with DDO (GAD), Govt. of NCT of Delhi before the next date of hearing failing which the matter will be proceeded with based on facts available on records. A cost of Rs.5,000/- is also imposed on the Respondents to be paid with DDO (GAD), Govt. of NCT of Delhi before the next date of hearing.
4. Adj. to 02.02.2026 for arguments.


**Financial Commissioner
Delhi**