

No. F-24026/09/2022-CDN/338
Government of India
Ministry of Housing & Urban Affairs
Land & Development Office

Nirman Bhawan, New Delhi
Dated 20th September, 2022

OFFICE MEMORANDUM

Subject: Issuing of No Objection Certificate (NOC) by Land & Development Office for registration of Lease Hold/ Free Hold Properties of L&DO by Sub-Registrars of Delhi Govt.

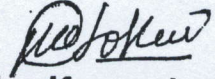
In continuation to this Office's O.M. No. F-28011/01/2022/CDN/183 dated 7.7.2022 on the above mentioned subject, the undersigned is directed to say that the following guidelines may be followed for grant of NOC by this Office for registration of Lease Hold/ Free Hold Properties of L&DO by Sub-Registrars of Delhi Govt:

- i. For all properties where any Govt. dues are pending, 'NOC' may be issued only after recovery of such dues.
- ii. NOC for registration of freehold property is to be issued on the basis of the record as it was on the date of issuance of Conveyance Deed. The establishment of clear chain/link of the transactions done thereafter would be verified by the Sub Registrar concerned.
- iii. Applicants may also be advised to get the substitution/ mutation done in L&DO's record as per Office Order No. 03/2021 dated 25th March, 2021 of revised procedure to be adopted for substitution or mutation after conversion of property from leasehold to freehold.
- iv. In case where substitution/mutation has not been done after conversion of property into freehold and application for the same is filed by a person whose name is not in L&DO's record (may be legal heir or purchaser of the property), substitution/mutation may be issued provided that a clear chain/link of the applicant is established with the person in whose name the conveyance deed/lease deed was executed either by way of legal heir channel or by sale deed/ Agreement to sell.
- v. As L&DO has no floor/flat with free hold policy (except multi storied building as of now, the 'NOC' will be issued for the entire property in the format already prescribed.
- vi. In case of lease hold properties of L&DO, instead of issuing NOC, the applicant may be advised to obtain sale permission as per already prescribed procedure of this office.
- vii. It is to be ensured by all Dy L&DOs concerned that the prohibitory list of re-entered properties and under- litigation properties are regularly updated on the website at <https://ldo.gov.in>.

2. Further, henceforth all such NOCs will be issued by the respective Dy, L&DO of the section concerned to which the property belongs: A copy of the NOC issued to be endorsed to Coordination Section and NIC without fail.

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3. NOC issued to be uploaded immediately on the website of this Office at <https://ldo.gov.in> under NOC tab on home page for verification/authentication by the Sub-Registrar Office concerned.



(Niranjan Kumar Joshi)

Dy Land & Development Officer

To,

1. All Dy. L&DOs
2. Section Officers/ Superintendents
3. Engineer Officer, L&DO
4. NIC, L&DO