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

+ ARB.P. 1729/2025

AXIS FINANCE LIMITED

.....Petitioner

Through: Mr. Rahul Narayan, Mr. Himanshu,
Ms. Zoya Junaid, Mr. Rushab Chopra
and Ms. Priyanka, Advs.

versus

PRIYANKA SHUKLA AND ANR

.....Respondents

Through: None.

O-28

+ ARB.P. 1731/2025

AXIS FINANCE LIMITED

.....Petitioner

Through: Mr. Rahul Narayan, Mr. Himanshu,
Ms. Zoya Junaid, Mr. Rushab Chopra
and Ms. Priyanka, Advs.

versus

PRADEEP KUMAR MISHRA AND ANR

.....Respondents

Through: Mr. Anshul Gupta and Mr. Rishabh
Darira, Advs.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

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14.11.2025

1. These petitions relate to an action against the home buyer at the instance of the financial institutions.



2. The Supreme Court, in its order dated 15.07.2024, has passed the following orders:

- “1. Permission to file Special Leave Petition (s) is granted.*
- 2. Delay condoned.*
- 3. Application(s) filed by the petitioner(s) for deletion of names of respondent(s) are allowed.*
- 4. Application(s) for substitution to bring on record Lrs. of deceased respondent(s) are allowed.*
- 5. Cause title be amended accordingly.*
- 6. Issue notice, returnable on 27.09.2024,*
- 7. Dasti, in addition, is permitted.*
- 8. Learned counsel for the petitioner(s) to take appropriate steps for effecting service on all the respondent(s).*
- 9. In the meantime, there shall be interim stay in all the matters, to the effect that no coercive action including complaint under section 138 of the Negotiable Instruments Act, 1881 shall be entertained on behalf of the Banks/Financial Institutions or Builders/Developers against the home buyers.*
- 10. Most of the Financial Institution(s)/Bank(s) have filed their Counter Affidavit(s). For those who are yet to file their Counter Affidavit(s), a last opportunity is granted to do the needful within two weeks.*
- 11. Similarly, the respondent-Builders/Developers are also granted two weeks' time to file reply affidavit including details of their assets, failing which, we shall be constrained to take coercive action to secure their presence.”*

3. In view of the aforesaid, at this stage, these petitions are not maintainable. They are, accordingly, dismissed.

PURUSHAINdra KUMAR KAURAV, J
NOVEMBER 14, 2025/P/AMG