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

+ **W.P.(C) 17651/2025 & CM APPLs. 72905/2025, 72906/2025**

RAJESH KUMAR AND ANR.

.....Petitioners

Through: Mr. Saksham Rana, Mr. Atul Kumar Singh and Mr. Ayush Tyagi, Advocates.

versus

UNION OF INDIA & ORS.

.....Respondents

Through: Mr. R.V. Sinha, Mr. A.S. Singh, Ms. Shriya Sharma and Ms. Nidhi Singh, Advocates for R-1.

CORAM:

HON'BLE MS. JUSTICE JYOTI SINGH

ORDER
20.11.2025

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1. This writ petition is filed on behalf of the Petitioners under Article 226 of the Constitution of India seeking the following reliefs:-

"1. Allow the instant Petition thereby issuing a Writ of the Mandamus or any other appropriate writ directing the Respondent state to direct the banks/NBFCs to not charge the pre-EMIs or full EMIs from the Petitioners under subvention plan scheme till the delivery of possession of booked that;

2. Issue a Writ of Mandamus or any other appropriate writ directing the Respondent state to direct the Banks/NBFCs to charge all the pre-EMIs / full EMIs till the possession is not delivered from the Respondent builders;

3. Issue a Writ of Mandamus or any other appropriate writ directing Respondent No 1 & 2 to direct the Respondent No. 4 to not take coercive steps/ action against petitioners under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and not to take coercive steps against petitioners;

4. Issue a Writ of Mandamus or any other writ directing the Respondent



state to ensure the proper guidelines are followed by the respondent banks/NBFCs pertaining to the subvention scheme prevalent in the real estate sectors;

5. Issue a Writ of Mandamus or any other appropriate writ directing the Respondent state to make sure that the Petitioners are provided his booked flat in a time bound manner,

6. Pass an appropriate order or direction against Respondent No 2 for initiating strict action against Respondent banks/NBFCs for violating the rules and regulations laid down by Respondent No 2 as a regulator for the banking sector;”

2. After canvassing some arguments, learned counsel for the Petitioners, on instructions, seeks to withdraw this writ petition with liberty to file a fresh petition with complete and better particulars on the same cause of action.

3. Writ petition along with the pending applications is disposed of as withdrawn with liberty as prayed for, in accordance with law.

JYOTI SINGH, J

NOVEMBER 20, 2025

S.Sharma