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

(1) W.P.(C) 684/2026

SMT GEETA DEVI

.....Petitioner

Through: Mr. Kapil Sankhla, Mr. Kamal
Katyan, Mr. Saurabh Gangwar,
Mr. Vipul Grover, Ms. Sapna
Nirwan & Ms. Meenu Devi,
Adv.

versus

IIFL HOME FINANCE LTD. & ORS.Respondents

Through: Mr. Mukul Bhimani, Adv./R1

(2)+ W.P.(C) 685/2026

SMT PRABHAWATI SHUKLA

.....Petitioner

Through: Mr. Kapil Sankhla, Mr. Kamal
Katyan, Mr. Saurabh Gangwar,
Mr. Vipul Grover, Ms. Sapna
Nirwan & Ms. Meenu Devi,
Adv.

versus

IIFL HOME FINANCE LTD & ORS.Respondents

Through: Mr. Mukul Bhimani, Adv./R1

CORAM:

HON'BLE MR. JUSTICE VIVEK CHAUDHARY

HON'BLE MS. JUSTICE RENU BHATNAGAR

ORDER

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17.01.2026

CM APPL. 3339/2026 (Exemption) in W.P.(C) 684/2026

CM APPL. 3341/2026 (Exemption) in W.P.(C) 685/2026

1. Exemption allowed, subject to all just exceptions.
2. Applications stand disposed of.

W.P.(C) 684/2026 & CM APPL. 3338/2026 (Stay)

W.P.(C) 685/2026 & CM APPL. 3340/2026 (Stay)



3. The present writ petitions have been filed by the petitioners under Articles 226 and 227 of the Constitution of India, seeking quashing of the Order dated 15.01.2026 passed by the learned Debts Recovery Tribunal-I Delhi, (hereinafter referred to as 'DRT-I'), in SA No.13/2026 and for restraining respondent No.1 from taking physical possession of the petitioners' subject property and for directions to the respondent No. 2/Reserve Bank of India to conduct a regulatory inquiry.

4. Learned counsel for the petitioners submit to the effect that petitioners herein are *bona fide* purchasers of the first and the second floor of the subject property respectively by virtue of registered sale deed, however, the same has been wrongly mortgaged with the bank.

5. Learned counsel for the respondents submits that the notice of possession was for 16.01.2026 and since the possession could not be taken yesterday as the matter being heard by the learned DRT-I, Delhi, a fresh notice for possession would be issued.

6. In the given facts and circumstances, there is sufficient opportunity available to the petitioners to file an appeal before the Appellate Authority.

7. Therefore, the aforesaid petitions along with pending applications, stand disposed of.

VIVEK CHAUDHARY, J

RENU BHATNAGAR, J

JANUARY 17, 2026^{/pr/sm}