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

+ **W.P.(C) 1743/2026 and CM APPL. 8493/2026**

MS PREETI BUILD TECH & ANR.

.....Petitioners

Through: **Mr Kunal Manav, Mr Anupam Bhati,
Mr. Hemant Gupta Advocates**

versus

SUB REGISTRAR & ORS.

.....Respondents

Through: **Ms Avni Singh Panel Counsel for
GNCTD.**

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

% 06.02.2026

1. The solitary ground raised by the petitioner is that before passing of the refusal order the petitioner has not been heard. He submits that had he been heard, he would have satisfied that there exists no reason as to why the document should be refused to be registered under Section 71 of the Registration Act, 1908 (**hereinafter 'the Act of 1908'**).

2. The Court has perused the order dated 06.09.2025 passed by the Sub-Registrar, West Janakpuri, and the same is extracted as under:

" An instrument styled as Sale Deed - 23 executed by PREETI BUILDTECH in r/o WZ-7 OM VIHAR PHASE-4 UTTAM NAGAR NEW DELHI was presented for registration in this office on 23-Jul-2025 vide proofing no 2025/25/24309.

The registration of the said documents is hereby refused U/S 71 of the registration Act on the following grounds

In compliance of Section 19(2) (h) of Indian Partnership Act, 1932 and Rule 34 and 35 of the Registration Manual, 1976.

In view of the above, the registration of the document is hereby



refused under the provisions of sec 71 of the Registration Act, 1908.

The Document is returned in Original alongwith its copy to the claimant under proper acknowledged receipt.”

3. The impugned order does not seem to have assigned any reason as to why the document has been refused for registration under Section 76 of the Act of 1908, and, on the aforesaid short ground, the order deserves to be set aside. Mere reference of the provisions in the order is not enough unless the authority specify as to why the said provision is attracted.
4. Accordingly, let reasons be assigned by the respondent- Authority as to why this document cannot be registered.
5. Let the petitioner to appear before the concerned Sub-Registrar within 7 days from today along with all documents, and, thereafter, let the Sub-Registrar to consider and pass an appropriate order within a period of 60 days from the date of the petitioner's appearance.
6. With the aforesaid directions, the petition, along with the pending application, stands disposed of.

PURUSHAINDR KUMAR KAURAV, J

FEBRUARY 6, 2026

aks/ap