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

+ **W.P.(C) 1490/2025**

GIRDHARI LAL SONI

.....Petitioner

Through: Mr A R Regmi Advocate.

versus

GOVT NCT OF DELHI & ORS.

.....Respondents

Through: Mr.Ripin Sood, Advocate for R-1.
Mr.Abhishek Ritabh Shukla, Mr.
Naman Jain, Advocates for R-3.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

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21.01.2026

1. The present petition has been filed assailing the Impugned Order dated 30.09.2024, whereby, the registration of a sale deed, executed by the petitioner (purchaser) and respondent no. 3 (seller), has been refused by the Sub-Registrar.

2. To challenge the Impugned Order, an equally efficacious alternative remedy is provided for under Section 72 of the Registration Act, 1908 which reads as under:

“72. Appeal to Registrar from orders of Sub-Registrar refusing registration on ground other than denial of execution.

(1) Except where the refusal is made on the ground of denial of execution, an appeal shall lie against an order of a Sub-Registrar refusing to admit a document to registration (whether the registration of such document is compulsory or optional) to the Registrar to whom such Sub-Registrar is subordinate, if presented to such Registrar within thirty days from the date of the order; and the Registrar may reverse or alter such order.

(2) If the order of the Registrar directs the document to be registered and



the document is duly presented for registration within thirty days after the making of such order, the Sub-Registrar shall obey the same, and thereupon shall, so far as may be practicable, follow the procedure prescribed in sections 58, 59 and 60; and such registration shall take effect as if the document had been registered when it was first duly presented for registration.”

3. Accordingly, the Court deems it appropriate to relegate the petitioner to avail the remedy before the Registrar by filing an appeal. Let the petitioner to prefer an appeal within a period of fifteen (15) days from today. Let the said appeal be decided by the concerned authority within a period of six months from the date of receipt of the said appeal.
4. With the aforesaid observations, the instant petition stands disposed of.
5. All rights and contentions of the parties are left open.

PURUSHAINdra KUMAR KAURAV, J

JANUARY 21, 2026

Nc/ ksr