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

+ W.P.(C) 5395/2026

LAKSHAY JAIN

.....Petitioner

Through: Petitioner in person.

versus

REGISTRAR /DISTRICT MAGISTRATE (SOUTHWEST DELHI)
& ANR.

.....Respondents

Through: Ms. Avni Singh, Adv.

CORAM:

HON'BLE MR. JUSTICE PRUSHAINdra KUMAR KAURAV

ORDER

% **22.04.2026**

1. The petitioner's grievance is with respect to the respondent-authorities' refusal to register certain documents.
2. As per the case set up by the petitioner, Sale Deed dated 03.04.2024 which was executed by him, was registered at the Office of respondent no.2-Sub-Registrar. However, there was an inadvertent error in the property details specified in the said document, which was sought to be corrected *vide* Rectification Deed dated 10.03.2025. The said Rectification Deed was presented for registration on even date, however, respondent no. 2, *vide* impugned order dated 11.03.2025, has refused to register the same.
3. The petitioner also presented Declaration Deed dated 26.06.2025 for correction of the mistake. However, registration of the same was also refused *vide* order dated 05.07.2025.
4. The petitioner filed W.P. (C) 18751/2025 assailing the said refusal



orders. This Court, on 02.02.2026, set aside the order dated 05.07.2025 passed by the Sub-Registrar with respect to the Declaration Deed and directed a fresh order to be passed after hearing the petitioner. Further directions were passed to assign specific reasons for refusal to register the documents, in case the same cannot be registered.

5. Pursuant to the same, the concerned Registrar conducted hearing in the presence of the petitioner and respondent no. 2-Sub-Registrar, and has reconsidered the question of registration of the Declaration Deed dated 26.06.2025. However, the refusal to register the same has been upheld on the ground that the same was presented unilaterally without the consent of the other party to the Sale Deed dated 03.04.2024.

6. Insofar as the refusal to register Rectification Deed dated 10.03.2025 is concerned, the Registrar has not reconsidered the same. Instead, the petitioner has been directed to file a separate appeal in this regard, in case he so desires.

7. Let the petitioner to undertake the said remedy. If the petitioner does so, let the appeal be decided with due expedition.

8. All rights and contentions are left open.

PURUSHAINDR KUMAR KAURAV, J

APRIL 22, 2026/P