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

+ **W.P.(C) 15471/2025**

JANA SMALL FINANCE BANK

.....Petitioner

Through: Mr. Ashutosh Mishra and Mr.Chirayu
Bhatt, Advocates.

versus

GOVT OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Anubhav Gupta (Panel counsel,
GNCTD), Mr. Kartik Sharma
Advocates for R-1 and 2.
Mr. Gulshan Kumar Sachdev,
Advocate for R-3.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

03.02.2026

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1. The instant petition is for the following reliefs:-

“a) Issue a writ of mandamus or any other appropriate writ, order or direction thereby directing Respondent No. 2 Sub-Registrar, to accept, permit, and register the Re-Conveyance Deed executed between Respondent No. 3 Piramal Capital & Housing Finance Ltd. and the Petitioner Bank, in respect of property bearing No. WZ-503 (Old No. 570), Village Basai Darpur, New Delhi – 110015;

AND

b) Issue directions to Respondent No. 1 to ensure compliance of the above and to remove all objections raised by the Sub-Registrar.

AND

c) Pass such further and other order(s) as may be deemed fit and proper on the facts and circumstances of the case.”

2. The response of the Sub-Registrar in paragraph nos. 5 and 6 is as under:-



“5. That it is submitted that the petitioner has never presented any documents for registration in the office of the Answering Respondent as the same is not in the knowledge of Answering Respondent for want of any particulars qua presentation of any document i.e. presentation slip or any acknowledgment issued by Answering Respondent for presentation of document.

6. The refusal for registration of any document is followed by the laid down procedure in office of the sub registrar as mentioned here in details:-

a. The document is presented before the SR only after taking online appointment and a presentation slip no. with date and time is issued.

b. Thereafter such document is considered with regard to stamp duty etc. for the purpose of registration or non-registration of the document.

c. On being observed any deficiency, the memo is issued seeking reply/ explanation from the parties. If the SR office is satisfied with the explanation the document is registered and on being dissatisfied with the reply the document is refused to be registered and refusal memo is issued to the parties.

d. On being aggrieved with the refusal, it can be challenged in appeal, before the registrar/DM concerned. But the petitioner has falsely claimed the refusal for the registration of document without following the due process.”

3. It is thus seen that the petitioner is unable to place on record any proof of presenting the document for its registry before the Sub-Registrar. If the petitioner does so, the Sub-Registrar will have to undertake necessary exercise in accordance with law. Thereafter, if the petitioner has any grievance, he shall be at liberty to take appropriate recourse in accordance with law.

4. With the aforesaid observations and liberty, the instant petition stands disposed of.

PURUSHAINDR KUMAR KAURAV, J

FEBRUARY 3, 2026

Nc/ksr