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

+ **W.P.(C) 17868/2025, CM APPL. 73840/2025**

BIR SINGH RANA

.....Petitioner

Through: **Mr. Shafiq Khan, Advocate.**

versus

UNION OF INDIA & ORS.

.....Respondents

Through: **Mr. Rohan Jaitley, CGSC with Mr. Akshay Sharma, GP , Mr. Dev Pratap Shahi, Mr. Varun Pratap Singh & Mr. Yogya Bhatia, Advs. for R1. Mr. Abhishek Baid, Mr. Mohit Bafna, Mr. Praneet Das and Mr. Ravinder Kumar, Advs. for R/RBI Mob: 9610883928 Mr. Sidharth Chopra and Mr. Aditya Awasti, for R3.**

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

23.02.2026

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1. This is a writ petition filed under Article 226 of the Constitution of India seeking the following prayers:

“(i) To issue writ in the nature of mandamus, order, directions, instructions for directing Respondent No.1 and Respondent No. 2 to intervene in the matter and resolve the issue confronted by Petitioner due to unethical/ malpractice/deep rooted commercial



objective/adopted by Respondent No. 3/ Bank/CHOLA & their Staff and thereby cancelling allotment of Plot No.1137, J-Block, Ansal Vihar, Gurugram being allotted to Petitioner in Auction/Bid conducted by Respondent No.3 on 09.10.2023 qua forfeiting money thereof and thereby directing Respondent No.3/NBFC to address grievances of the Petitioner and passing any other order/direction which may deem fit and appropriate in favour of Petitioner and in interest of justice;

(ii) Pass such further or other orders which this Hon'ble Court may deem fit and proper in the facts and circumstances of the case in the interest of justice; (iii) To order Respondents to pay the cost of litigation to the Petitioner.”

2. It is stated by learned counsel for the petitioner that a representation was made to respondent No. 2 regarding actions of respondent No. 3 in forfeiting the bid amount of the petitioner and further re-selling the property in question.

3. Mr. Bafna, learned counsel for the respondent No. 2/RBI states that there is no representation on record.

4. However, since according to the petitioner, the petitioner has made a representation which has not been decided by RBI, the petition can be disposed of by directing respondent No. 2 to treat the petition as a representation/ hear the petitioner with regard to respondent No. 3 and thereafter pass a detailed speaking order.

5. The same shall be done expeditiously and in any case not later than 8 weeks from today.

6. The Court has not commented on the FIR pending between the parties



and the same shall be proceeded with in accordance with law.

7. The petition is disposed of in aforesaid terms.

JASMEET SINGH, J

FEBRUARY 23, 2026/DM