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

+ **W.P.(C) 47/2026**

MR. SANTOKH SINGH JOHAL & ANR. ....Petitioners

Through: Mr. Nitin Gupta, Mr. Ayush Chauhan,  
Ms. Tia Sachdeva Advocates.

versus

GOVERNMENT OF NCT OF DELHI .....Respondent

Through:

**CORAM:**

**HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV**

**ORDER**

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**05.01.2026**

**CM APPL. 113/2026 (for exemption)**

1. Exemption allowed, subject to all just exceptions.
2. The application stands disposed of.

**W.P.(C) 47/2026**

1. The petitioners in the instant petition prays for the following reliefs:-

*“(a) issue a Writ, Order or Direction in the nature of Mandamus directing the Respondent to register the Gift Deed dated 25<sup>th</sup> May 2023 and release the Gift Deed dated 25<sup>th</sup> May 2023 to the Petitioners, in respect of the Unit Nos. 208,209 and 210 situated at Rectangle 1, D-4, Saket District Centre, Saket, New Delhi; and*

*(b) pass any other Writ, Order or Direction which this Hon'ble Court deems fit to issue in the facts of the present case and given circumstances.”*

2. The grievance in the instant petition is against Sub-Registrar V-A, Old Tehsil Building, Hauz Khas, Mehrauli, New Delhi-110030, who is functioning under the Government of NCT of Delhi.



3. The petitioners are father and daughter, aged about 82 years and 55 years respectively. The petitioners are British Citizens residing in UK and the instant petition has been filed through Power of Attorney holder stating therein that the petitioners is the absolute owners of Unit Nos. 208,209 and 210 situated at Rectangle 1, D-4, Saket District Centre, Saket, New Delhi. The said units were allotted in the year 2004 governed by a Space Buyer's Agreement of 2006 and a registered Sale Deed of 2008.
4. It is the case of the petitioners that the said units have been lawfully leased to a third party since 2011. However, petitioner no. 1 subsequently intended to gift the said units to petitioner no. 2. Petitioner no. 2 claims to have paid the requisite stamp duty and registration charges in the month of May 2023. Accordingly, a Gift Deed dated 25.05.2023 was executed and presented before the respondent for registration.
5. The respondent appears to have objected to the registration citing a *status quo* order in a separate enforcement proceedings. The concerned Court, however, *vide* order dated 11.09.2004 clarified that the petitioners are the absolute owners and has also vacated the *status quo* in respect of the units in question.
6. The case of the petitioner thus, is that, despite various applications, the concerned authority neither is registering the gift deed nor is assigning any reason for its inaction.
7. Having considered the grievance put forth by the petitioner, the Court finds that the Sub-Registrar V-A, Old Tehsil Building, Hauz Khas, Mehrauli, New Delhi has to deal with the petitioner's request in accordance with extant rules and regulations.
8. If there is any difficulty in the registration of the said document,



specific reasons will have to be assigned, so that the petitioner can take appropriate recourse in accordance with law. There cannot be complete silence over the petitioner's grievance.

9. It is, therefore, directed that the said authority shall deal with the petitioner's request in accordance with extant rules within a period of six weeks from the date of receipt of copy of the order passed today.

10. Let the petitioner to furnish the copy of this order along with the copy of the entire petition to the concerned authority within a period of seven working days from today.

11. With the aforesaid observations, the instant petition stands disposed of.

**PURUSHAINDR KUMAR KAURAV, J**

**JANUARY 5, 2026**

*Nc/mj*