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

+ **W.P.(C) 5407/2026**

RUCHI SINHA & ANR.

.....Petitioners

Through: Mr. Sumeet Batra, Ms.
Roopanshi Batra, Mr. Rishabh
Jain, Advs.

versus

RESERVE BANK OF INDIA & ANR.Respondents

Through: Mr. Abhishek Baid, Mr. Mohti
Kumar, Mr. Praneet Das, Mr.
Ravinder Kumar, Advs. for R-
1/RBI.

CORAM:

HON'BLE MS. JUSTICE RENU BHATNAGAR

ORDER

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22.04.2026

CM APPL. 26391/2026 (Exemption)

1. Allowed, subject to all just exceptions.
2. Accordingly, the present application stands disposed of.

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3. The present writ petition has been filed under Article 226 of the Constitution of India read with Section 151 of Code of Civil Procedure, 1908 seeking issuance of writ in the nature of Mandamus and/or any other appropriate writ, order or directions to the respondents, directing respondent No. 1/Reserve Bank of India (hereinafter referred to as "RBI") to ensure strict implementation of



the RBI circulars and other guidelines passed by respondent No. 2 and further directing respondent No. 2 to release/handover the original title deed relating to property "DDA built up freehold HIG Flat no. 002 on Ground floor in Saraswati Block-3 (S-3), situated at Sector-D, Pocket 6, Vasant Kunj, New Delhi - 110070" back to the petitioners, in compliance of the RBI guidelines as the petitioners have paid the entire dues in the loan account.

4. Issue notice.
5. Learned counsel for the respondent No.1/RBI, who appears on advance notice, accepts notice.
6. Let notice be issued to respondent No. 2/Kotak Mahindra Bank Ltd., upon the petitioners taking appropriate steps, through all permissible modes, returnable on the date fixed.
7. List on 17.07.2026.

RENU BHATNAGAR, J

APRIL 22, 2026/bs/sm