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

+ **W.P.(C) 2317/2025**

**M/S SUHAIL STEELS**

.....Petitioner

Through: Appearance not given.

versus

**SUB-REGISTRAR - IV-A & ANR.**

.....Respondents

Through: Mr. Santosh Kumar Rout, SC for  
Bank.

**CORAM:**

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

**ORDER**

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**08.01.2026**

1. It appears that the petitioner has acquired the subject property through e-auction conducted by the respondent No.2-Union Bank of India on 13.12.2024 against a consideration of Rs.1,09,08,000/-. The petitioner was issued a sale certificate dated 26.12.2024, with possession handed over to it.
2. He thereafter, by way of letter dated 10.01.2024, approached the Sub-Registrar for the entry of the sale certificate in Book-1 as according to him, the same is mandated under Section 89(4) of the Registration Act, 1908. It is his grievance that neither has an order on the said application been passed nor any steps have been taken.
3. Learned counsel appearing for the Sub-Registrar submits that the formalities as required under the extant rules have not been fully carried out.
4. In view of the aforesaid circumstances, instead of keeping this petition pending, the Court deems it appropriate to disposed of the petition



with the following directions:

- i. Let the petitioner to approach the Sub-Registrar-IV-A, Shahdara, DC Office Complex NE, Nand Nagri Delhi, within a period of 30 days from today along with the entire record.
  - ii. Thereafter, let the Sub-Registrar to deal with his grievance and to take appropriate action in accordance with law.
  - iii. If, for any reason, the prayer made by the petitioner is not acceptable, let the concerned authority to intimate the petitioner in writing regarding the reasons as to why the request cannot be acceded to, within a period of 30 days from his appearance.
5. With the aforesaid directions, the petition stands disposed of.
6. If the grievance of the petitioner is not fully mitigated, he shall be at liberty to take appropriate recourse in accordance with law.

**PURUSHAINdra KUMAR KAURAV, J**

**JANUARY 8, 2026/P/AMG**