



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-08-2026

CORAM

THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 30876 of 2026

AND

WMP NO. 33928 OF 2026

Yusuf Tabrez Khan
S/o. Habib Khan,
No.12/H, Kuppayar Street,
Tiruppathur -635 601

..Petitioner(s)

Vs

1. Inspector General Of Registration
No.100 Santhome High Road,
Pattinapakkam,
Chennai-600 028
2. The District Registrar
Tiruppathur District,
C Block -Fourth Floor,
Collector Office,
Tiruppathur -01
3. The Sub-Registrar
Register Office,
Cutchery road,
Vaniyambadi -635 751
Tirupattur District.
4. Kaleemullah
S/o. Abdul Sattar,
No.3347, Sitat Compound,
BANGARPET-563114
Kolar District -Karnataka.
5. A. Batchamiyan Alias Ahamad Basha,
S/o. Abdul Wahaf,
No.124 Thammagoundanur Village,
Sigarapalli Taluk, -635 104
Krishnagiri District.



..Respondent(s)

Prayer: Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of writ of mandamus directing the first Respondent to consider the representation of this petitioner dated 09.07.2026 and direct the third respondent to withhold Further Proceedings based on the fraudulent Sale Deed No.11252/2025 and create an encumbrance on that.

For Petitioner(s): Mr. S.Deivasigamani

For Respondent(s): Mr.K.Maheshwaran, Additional Government Pleader for R1 to R3

Order

This Writ Petition has been filed seeking a direction to the first respondent to consider the petitioner's representation dated 09.07.2026, and to further direct the third respondent to withhold all further proceedings based on an allegedly fraudulent Sale Deed.

2. The learned counsel appearing for the petitioner submitted that the petitioner's grandmother had purchased an open ground property comprised in Tirupattur District, Vaniyambadi Taluk, Vaniyambadi Municipal Town, B/2 Division, Kaderpettai, T.S. No. 25/1 (New Settlement Survey Ward-E, Block-13, T.S. No. 25/3A). For her livelihood, the petitioner's grandmother migrated to Bangalore, as a result of which she could not look after the property in Tirupattur District and failed to mutate the patta. Taking advantage of her



absence, the fifth respondent executed a fraudulent Sale Deed in favour of the fourth respondent and presented it for registration by fabricating the relevant documents. The third respondent, without verifying the genuineness of the documents, registered the said fraudulent Sale Deed. Consequently, the petitioner submitted a representation dated 09.07.2026 to the first respondent, requesting a direction to the third respondent to withhold further proceedings based on the fraudulent Sale Deed. Since the said representation has not been considered till date, the petitioner has approached this Court.

3. The learned Additional Government Pleader appearing for respondents 1 to 3 submitted that if any further encumbrance is sought to be created on the property, appropriate notice will be issued to the petitioner.

4. Heard both sides and perused the materials available on record.

5. In view of the facts and circumstances of the case, the third respondent is directed that if any document is presented by the private respondents for registration concerning the subject property, prior notice must be issued to the petitioner before proceeding with the registration of the same.



6. With the above observations, this Writ Petition is disposed of. No costs. Consequently, the connected miscellaneous petition is closed.

06-08-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

SK

To

1. Inspector General Of Registration
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KRISHNAN RAMASAMY J.

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