



W.P.No.10152 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 28.03.2025

CORAM

THE HONOURABLE MR.JUSTICE N.ANAND VENKATESH

W.P.No.10152 of 2025

Sudhakar.V

.. Petitioner

Vs.

- 1.The Sub-Registrar,
Anna Nagar Sub Registrar Office,
2nd Main Road, Nolambour Phase-II,
Nolambour, Chennai – 600 037.
- 2.Kotak Mahindra Bank,
Rep. by its Authorised Signatory,
8th Floor (Zone 2), TVH Agnitio Park,
Old Mahabalipuram Road,
141, Rajiv Gandhi Salai, Kandanchavadi,
Chennai – 600 095.

3.Rajkumar Ramakrishan

.. Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the 1st respondent to receive and register the Sale Deed dated 05.03.2025 in petitioner's favour in respect of the property measuring 1073.4375 sq.ft., undivided share out of land in Plot No.A, comprised in T.S.No.733/2 and 740/14 in Block No.2 Mullam Village, Aminjikarai Taluk, Chennai District, together with Flat bearing A, in 1st Floor, having a super build up area of 1835 sq.ft.,



W.P.No.10152 of 2025

and a car parking, apartment namely “Subha”, situated at Door No.Z-184/1, Originally Plot No.1010A, Z Block, 7th Street, Anna Nagar, Chennai – 600 040 within a stipulated time framed by this Court based on the petitioner's representation dated 11.03.2025.

For petitioner : Mr.T.Mohan
Senior Counsel
for Mr.S.Bruno Cruz

For R1 : Mr.B.Vijay
Additional Government Pleader

ORDER

This writ petition has been filed for the issue of writ of mandamus directing the 1st respondent to receive and register the sale deed dated 05.03.2025 executed in favour of the petitioner.

2.Mr.B.Vijay, learned Additional Government Pleader takes notice for the 1st respondent.

3.The main grievance that was expressed by the learned Senior Counsel appearing on behalf of the petitioner is that some objections have been raised by the 2nd respondent Bank and the 1st respondent



W.P.No.10152 of 2025

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instead of taking a decision, is keeping the document pending. It is under these circumstances the present writ petition came to be filed before this Court.

4.The learned Additional Government Pleader appearing on behalf of the 1st respondent submitted that an objection has been received from the 2nd respondent Bank and the same was considered and till date no decision has been taken.

5.In the considered view of this Court, the 1st respondent on considering the objections raised by the 2nd respondent Bank, has to either reject the objections and register the sale deed, if it is otherwise in order or if the objections are valid, the 1st respondent has to issue a refusal check slip by assigning the reasons as to why the sale deed is not being entertained and registered. The 1st respondent cannot retain the document without taking any decision. Hence, there shall be a direction to the 1st respondent to take a decision regarding the registration of the document or on the issuance of the refusal check slip within a period of one (1) week from today.



W.P.No.10152 of 2025

WEB COPY 6.This Writ Petition is disposed of with the above directions. No costs.

28.03.2025

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Index : Yes / No
Internet : Yes / No
Neutral Citation : Yes / No

NOTE: Issue order copy on 01.04.2025.



W.P.No.10152 of 2025

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To

- 1.The Sub-Registrar,
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W.P.No.10152 of 2025

N.ANAND VENKATESH, J.

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W.P.No.10152 of 2025

28.03.2025