



W.P.No.41659 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 06.11.2025

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The HONOURABLE MR.JUSTICE KRISHNAN RAMASAMY

Writ Petition No.41659 of 2025

and

WMP.No.46682 of 2025

1. Selvi
2. Dhanalakshmi

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Petitioners

Vs.

1. The Inspector General Of
Registration,
No. 100 Santhome High Road,
Chennai- 600 028.

2.The Deputy Inspector General
(DIG) Of Registration,
Door No. 50, Sankara Naidu Street,
Thiruppathiripuliyur,
Cuddalore 607 002.

3.The District Registrar Officer,
Ponneri Bypass Main Road,
Nearest Rani Mahal,
Virudhachalam 606 001.



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4.The Joint Sub Registrar- I
Ponneri Bypass Main Road,
Nearest Rani Mahal,
Virudhachalam,
Virudhachalam 606 001.

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Respondents

Writ Petition filed under Article 226 of the Constitution of India, for issuance of Writ of Mandamus directing the 4th respondent to register the Sale Deed presented by the petitioner under Temporary Application No. TP/ 229165424/ 2025 dated 11.08.2025 in respect of the property situated at Pudhamur Village, Virudhachalam Taluk, Cuddalore District comprised in Survey No. 46/9 measuring an extent of 1.14 cents (5328 sq.ft) now corresponding to Ward F , Block 20, T.S. No. 75/1 within such time limit as may be fixed by this Court.

For Petitioner	: Mr.K.M.Muralidharan
For Respondents	: Mr.Stalin Abhimanyu Additional Government Pleader



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ORDER

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Mr.Stalin Abhimanyu, learned Additional Government Pleader takes notice on behalf of the respondents. By consent, this Writ Petition is taken up for final disposal at the stage of admission itself.

2. This Writ Petition has been filed seeking direction to the 4th respondent to register the Sale Deed presented by the petitioner under Temporary Application No. TP/ 229165424/ 2025 dated 11.08.2025 in respect of the property situated at Pudhamur Village, Virudhachalam Taluk, Cuddalore District comprised in Survey No. 46/9 measuring an extent of 1.14 cents (5328 sq.ft) now corresponding to Ward F, Block 20, T.S. No. 75/1 within time limit stipulated by this Court.

3. The learned counsel for the petitioners would submit that the petitioners intended to purchase the subject property from one Mr.Subramaniam, Mr.Sapanayagam, Ms.Kamaleeswari and Mr.Ramamoorthy, for which his vendors executed Sale Deed in favour of the petitioner on 11.08.2025. When the same was presented before the 4th



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respondent, the said Authority refused to register the same without assigning any reason and without issuing any Refusal Slip, which is contrary to the provisions of Section 71 of the Registration Act. In this regard, the petitioner had also submitted a representation to the 3rd respondent on 13.08.2025, but no action has been taken on the same till date.

3.1.Further, he would submit that despite the fact that the petitioner had complied with all the prerequisites for registration, including the payment of sale consideration, stamp duty and registration fees and Temporary Number was also allotted at the time of pre-booking, the 4th respondent has refused to register the Sale Deed presented by the petitioner. He therefore seeks for a direction to the 4th respondent to register the Sale Deed presented by the petitioner.

4. The learned Additional Government Pleader appearing for the 1st respondent would fairly submit that if any document pertaining to the subject property is presented by the petitioner, the same will be registered by



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the 4th respondent, if it is otherwise in order.

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5. Heard both sides. Perused the records.

6. In the case on hand, it appears that though the petitioner presented the Sale Deed after complying with all the prerequisites for registration and though the Temporary Number was also allotted to him at the time of pre-booking, the 4th respondent refused to register the same, without assigning any reason and without issuing Refusal Slip, which is contrary to the provisions of Section 71 of the Act.

7. In such view of the matter, this Court is inclined to direct the 4th respondent to register the Sale Deed dated 11.08.2025 with respect to the subject property on presentation of the same by the petitioner, if it is otherwise in order.

8. Accordingly, this Writ Petition is disposed of. No costs.



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9.WMP.No.46682 of 2025 filed to permit the petitioners to join

together and file single writ petition is ordered on payment of separate

Court fee.

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Index : Yes / No

Neutral Citation : Yes / No

Speaking Order : Yes / No

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Note: Registry is directed to issue order copy after ensuring the payment of Court fee as ordered by this Court.



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KRISHNAN RAMASAMY, J.

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