



W.P.No.41817 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.41817 of 2025

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Petitioner

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.

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

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Respondents



W.P.No.41817 of 2025

Writ Petition filed under Article 226 of the Constitution of India, for

issuance of Writ of Mandamus to direct the 4th respondent to register the Sale Deed presented by the Petitioner under Temporary Application No. TP/229158378/2025 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 (4620 sq.ft) now corresponding to Ward-F, Block-20, T.S.No. 75/1.

For Petitioner	: Mr.K.M.Muralidharan
For Respondents	: Mr.U.Baranidharan Special Government Pleader

ORDER

Mr.U.Baranidharan, learned Special 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 for a direction to the 4th respondent to register the Sale Deed presented by the Petitioner under Temporary Application No. TP/229158378/2025 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 (4620 sq.ft) now corresponding to Ward-F, Block-20, T.S.No.

2/7



W.P.No.41817 of 2025

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3. The learned counsel for the petitioners would submit that the petitioners intended to purchase the subject property from one Mr.Subramaniyan, Mr.Sapanayagam, Mr.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 respondent, the said Authority refused to register the document and returned it without assigning any reason or issuing any Refusal Slip, which is contrary to the provisions of Section 71 of the Registration Act, 1908 (in short 'the 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 had refused to register the Sale Deed presented by the petitioner. He therefore seeks for a direction to the 4th respondent to register the Sale



W.P.No.41817 of 2025

Deed presented by the petitioner.

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

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 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 even without issuing the 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



W.P.No.41817 of 2025

otherwise in order.

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

06.11.2025

Index : Yes / No
Neutral Citation : Yes / No
Speaking Order : Yes / No
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W.P.No.41817 of 2025

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W.P.No.41817 of 2025

KRISHNAN RAMASAMY, J.

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Writ Petition No.41817 of 2025

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