



W.P.No.47071 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 09.12.2025

CORAM

THE HONOURABLE **MR.JUSTICE SENTHILKUMAR RAMAMOORTHY**

W.P.No.47071 of 2025

Prasanna Venkatarathnam

... Petitioner

-vs-

The Sub Registrar,
Sub Registrar Office – Poonamallee,
Melma Nagar, Poonamallee,
Chennai 600 056.

... Respondent

PRAYER: Writ Petition is filed under Article 226 of the Constitution of India, pleaded to issue a Writ of Certiorarified Mandamus, calling for the records relating to the refusal check slip dated 29.09.2025 bearing Refusal No. RFL/Poonamallee/27/2025 issued by the respondent, quash the same, and consequently direct the respondent to register the petitioners mortgage



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deeds without insisting NOC from one Dayanithi upon payment of necessary

stamp duty of registration fees.

For Petitioner : Mr.A.Arul Alex

For Respondent : Mr.V.Baranidharan, Spl. Government Pleader

ORDER

The petitioner had presented a mortgage deed for registration.

Impugned refusal check slip dated 29.09.2025 was issued in relation thereto.

2. Learned counsel for the petitioner submits that the petitioner had purchased the relevant property under sale deed dated 11.04.2016 bearing



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Document No.1546 of 2016. Merely because an objection petition was

lodged by Thiru.Dayanidhi, she submits that the petitioner's request for registration of the mortgage deed cannot be refused.

3. Learned Special Government Pleader accepts notice for the sole respondent. On the basis of written instructions, he submits that a power of attorney had been executed in relation to a lay out called Jaguar City Platinum, Gold and Silver. He also points out that several plots were registered in favour of purchasers pursuant thereto. On the basis of the subsequent cancellation of the power of attorney, he points out that the protest petition has been lodged.

4. The petitioner asserts title under sale deed dated 11.04.2016. Therefore, the petitioner's right to register the mortgage deed would depend on whether the power of attorney was in force on the date of presentation of



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the sale deed dated 11.04.2016 for registration. The petitioner states that the

revocation / cancellation of the power of attorney took place subsequently in

the year 2021. Until such revocation, all acts of the agent would be valid

and binding on the principal. Therefore, the refusal check slip is

unsustainable and is set aside. As a corollary, the petitioner is permitted to

re-present the instrument for registration. Within *one week* from the date of

such re-presentation, the Sub Registrar is directed to take necessary

measures for registration subject to all other requirements in relation thereto

being fulfilled.

5. Accordingly, this writ petition is disposed of. No costs.



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Index : Yes / No

Internet : Yes / No

Neutral Citation: Yes / No

To

The Sub Registrar,
Sub Registrar Office – Poonamallee,
Melma Nagar, Poonamallee,
Chennai 600 056.



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SENTHILKUMAR RAMAMOORTHY,J

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