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W.P.No.47136 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04.12.2025

CORAM

THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

W.P.No.47136 of 2025

Sunitha Devi

.. Petitioner

VS

1.The Inspector General of Registration,
Registration Department,
No.100, Santhome High Road,
Chennai – 600 028.

2.The District Registrar,
Chennai Central Registration District,
182, Bharathi Salai, Royapettah,
Chennai – 600 014.

3.The Sub Registrar,
Sub Registration District,
Chennai Central Joint-II (Thousand Lights),
No.5/9, Kavigar Bharathidasan Salai,
Seethamal Colony, Crescent Street,
Alwarpet, Chennai – 600 018.

4.Sridevi M

.. Respondents

Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of certiorarified mandamus to call for the records relating to Refusal Check Slip bearing Refusal No.RFL/CHENNAI CENTRAL JOINT II/68/2025 dated 14.11.2025 issued by the third respondent and quash the same as being illegal, arbitrary and contrary to the provisions of law and consequently direct the third respondent to register the sale agreement dated



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14.11.2025 executed between the petitioner and the fourth respondent herein.

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For Petitioner : Mr.Venkatesh U
For Respondents : Mr.U.Baranidharan,
Special Government Pleader
for R1 to R3
Ms.R.Priyanka for R4

ORDER

The petitioner had executed an agreement of sale dated 14.11.2025 for sale of her undivided share in Plot No.22 admeasuring an aggregate extent of 3850 sq.ft. with a superstructure admeasuring 2000 sq.ft. Upon being presented for registration, the impugned refusal check slip was issued refusing to register the document on the ground that the original document had not been produced.

2. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for respondents 1 to 3 and Ms.R.Priyanka, learned counsel, accepts notice for the fourth respondent.

3. Learned Special Government Pleader has placed on record circular letter No.44420/C1/2024 dated 28.04.2025 issued by Inspector General of Registration pursuant to the judgment of the Supreme Court in *K.Gopi vs. The Sub Registrar & Ors. (2025 SCC OnLine SC 740)*. In terms thereof, he submits that the registering

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officers have been directed not to insist on production of original documents or a non-traceable certificate.

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4. In the affidavit in support of the writ petition, the petitioner states that the co owner, Mr.K.Yadhukumar holds the original title deeds and that he is refusing to produce the same for registration. Considering the circular dated 28.04.2025, the impugned refusal check slip cannot be sustained. Therefore, the impugned refusal check slip is set aside and the matter is remanded to the Sub Registrar for reconsideration. After providing reasonable opportunity to the petitioner and the fourth respondent, the request for registration of the agreement of sale shall be re-examined in light of the above mentioned circular.

5. This writ petition is disposed of on the above terms. There shall be no order as to costs.

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Index:Yes/No
Neutral Citation:Yes/No
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To

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SENTHILKUMAR RAMAMOORTHY,J.

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