



WEB COPY



W.P.No.47061 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 09.12.2025

CORAM

THE HONOURABLE MR.JUSTICE SENTHILKUMAR RAMAMOORTHY

W.P.No.47061 of 2025
and W.M.P.Nos.52587 & 52590 of 2025

B.Anuradha

... Petitioner

-VS-

1.The Inspector General of Registration,
No.100, Santhome High Road,
Pattinapakkam, Chennai 600 023.

2.The District Registrar,
No.9, Jeenis Road, 2nd Floor,
Saidapet, Chennai 600 015.

3.The Sub Registrar,
NSK Avenue, Manickam Road,
Kundrathur, Chennai 600 069.

... Respondents

PRAYER: Writ Petition is filed under Article 226 of the Constitution of



W.P.No.47061 of 2025

India, pleased to issue a Writ of Mandamus, directing the 3rd respondent to

register the “Memorandum of Deposit of Title Deeds” to be executed by

Axis Bank at Pallavaram in favour of the petitioner.

For Petitioner : Ms.P.Kavitha

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

ORDER

With the intention of availing of a housing loan from the Axis Bank, the petitioner had executed memorandum of deposit of title deed and presented the same for registration. The petitioner has prayed for a direction to register the said instrument.



W.P.No.47061 of 2025

2. Learned counsel for the petitioner submits that a civil suit had been filed in O.S.No.188 of 1988 in respect of the relevant property and that the petitioner succeeded in such suit. In spite of the same, she submits that the Sub Registrar has declined to register the instrument.

3. Learned Special Government Pleader accepts notice for all the respondents.

4. Pursuant to an enquiry, the Sub Registrar has issued order dated 28.08.2025 directing the petitioner to approach the jurisdictional civil Court since the matter involves adjudication of title. Without challenging the said order, the direction requested for by the petitioner cannot be granted.

5. In the alternative, learned counsel for the petitioner submits that the directions sought for by the petitioner to reimburse the stamp duty and



W.P.No.47061 of 2025

registration charges may be allowed.

WEB COPY

6. In view of the refusal of the sub registrar to register the instrument, the petitioner is entitled to a return of the instrument and reimbursement of the stamp duty and registration charges. Therefore, by directing the third respondent to return the instrument and reimburse the stamp duty and registration charges, this writ petition is disposed of. No costs. Consequently, the connected writ miscellaneous petitions are closed.

09.12.2025

rna

Index : Yes / No

Internet : Yes / No

Neutral Citation: Yes / No

To

4/7



W.P.No.47061 of 2025

WEB COPY

1.The Inspector General of Registration,
No.100, Santhome High Road,
Pattinapakkam, Chennai 600 023.

2.The District Registrar,
No.9, Jeenis Road, 2nd Floor,
Saidapet, Chennai 600 015.

3.The Sub Registrar,
NSK Avenue, Manickam Road,
Kundrathur, Chennai 600 069.



WEB COPY



W.P.No.47061 of 2025

SENTHILKUMAR RAMAMOORTHY,J

rna

W.P.No.47061 of 2025
and W.M.P.Nos.52587 & 52590 of 2025



WEB COPY



W.P.No.47061 of 2025

09.12.2025