



WEB COPY



W.P.No.47423 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11.12.2025

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THE HONOURABLE MR.JUSTICE SENTHILKUMAR RAMAMOORTHY

W.P.No.47423 of 2025
and W.M.P.No.52939 of 2025

1. L.Venkatesan

2. Devaki

... Petitioners

-VS-

The Joint Sub Registrar No.1,
Registration Department,
Chennai (South),
Saidapet, Chennai 600 015.

... Respondent

PRAYER: Writ Petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Certiorarified Mandamus, calling for the records relating to the impugned refusal check slip bearing No.RFL/No.1, Joint Sub Registrar, South Chennai/45/2025, dated 19.11.2025 on the file of the respondent herein, quash the same and consequential direct the respondent herein to register the Release Deed dated 19.11.2021 executed by the petitioners to and in favour of Smt.Kasthuri within a stipulated period.

1/4



W.P.No.47423 of 2025

For Petitioners : Mr.K.Govi Ganesan
For Respondent : Mr.V.Baranidharan,
Special Government Pleader

ORDER

The petitioners executed release deed dated 19.11.2025 releasing their 2/3rd share in lands in S.F.Nos.58/1A1A and 66/1 in favour of their sister Kasthuri and presented the same for registration. The request for registration was rejected under the impugned refusal check slip.

2. Learned counsel for the petitioners relies on the order dated 10.07.2024 in W.P.No.18455 of 2024 to contend that Section 22A of the Registration Act is not applicable in the present facts and circumstances.

3. Learned Special Government Pleader, accepts notice for the sole respondent. He submits that the order relied upon by learned counsel for the petitioner, in turn, was based on the order in *D.Rajamanickam v. Sub*



W.P.No.47423 of 2025

Registrar, Salem (West) in W.P.No.426 of 2022 (Rajamanickam). He points out that the order in *Rajamanickam* was set aside by a Division Bench of this Court. In view thereof, he submits that the remedy open to the petitioner is to seek regularization under G.O.Ms.No.78 dated 04.05.2017 and, thereafter, approach the Sub Registrar for registration.

4. In view of the above submissions of learned Special Government Pleader, this writ petition is disposed of by leaving it open to the petitioner to apply for regularization under G.O.Ms.No.78 dated 04.05.2017 and, upon obtaining such regularization, re-present the instrument concerned for registration. No costs. Consequently, the connected writ miscellaneous petition is closed.

11.12.2025

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Index : Yes / No

Internet : Yes / No

Neutral Citation: Yes / No

To

The Joint Sub Registrar No.1,
Registration Department,
Chennai (South),
Saidapet, Chennai 600 015.

3/4



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