



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 26-02-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 5812 of 2026

&

WMP No.6334 of 2026

C.Louis Franco
S/o.C.Franco Louis,
No.123/30, 4th Street, Kambar Nagar,
Adayalampattu, Chennai-600 095

..Petitioner(s)

Vs

1. Inspector General of Registration
office of the Inspector General of Registration,
100, Santhome High Road,
Pattinapakkam, Chennai-600 004
2. The Sub Registrar
Sub-Registration office,
Anna Nagar, Chennai-600 037
3. M/s.Ten Square realty private ltd., Rep
by its Managing Director, Tensquare
Block No.64, Jawaharlal Nehru Road,
Koyambedu, Chennai-600 107

..Respondent(s)

PRAYER: This writ petition is filed under Article 226 of the Constitution of India praying for issuance of writ of Certiorarified Mandamus, calling for the records culminating in the Refusal Check Slip bearing Ref. RFL/ Anna Nagar / 146/ 2025 dated 28.11.2025 issued by the 2nd respondent and quash the same and consequentnly direct the 2nd respondent to register the sale deed dated 28.11.2025 (bearing Ref. TP/ 240809043/ 2025) presented for registration to the Sub-Registrar, Anna Nagar on 28.11.2025.



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For Petitioner(s): Mr.Manohar Gupta

For Respondent(s): Mr.P.Harish, G.A. for R1 & R2

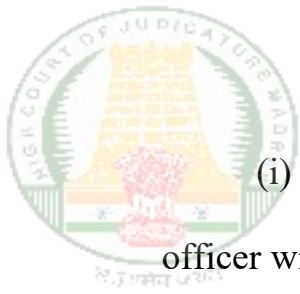
ORDER

A sale deed dated 28.11.2025 was presented by the petitioner for registration. The request for registration was declined under impugned refusal check slip dated 28.11.2025.

2. Learned counsel for the petitioner submits that the refusal was on the ground that the petitioner had not paid stamp duty and registration fees on the basis of composite value. Adverting to communication dated 05.03.2025 from the Zonal Deputy Registrar, he submits that the value fixed therein of Rs.13,950/- per sq.ft. is acceptable to the petitioner.

3. Mr.Harish, learned Government Advocate, accepts notice for respondents 1 and 2. On instructions, he submits that the document would be registered and released to the petitioner subject to payment at the rate of Rs.13,950/- per sq.ft. as mentioned in the communication dated 05.03.2025.

4. In view of the above submissions, this writ petition is disposed of on the following terms:



(i) The petitioner may re-present the sale deed before the registering officer within two weeks from the date of receipt of a copy of this order.

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(ii) Subject to payment at the rate of Rs.13,950/- per sq.ft. and subject to fulfilment of other requirements relating to registration, the registering officer is directed to register and release the document to the petitioner within 30 days from the date of re-presentation.

(iii) The connected miscellaneous petition is closed. No costs.

26-02-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

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WP No. 5812 of 2



To

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100, Santhome High Road,
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WP No. 5812 of 2



SENTHILKUMAR RAMAMOORTHY, J.

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