



WEB COPY

WP No. 1596 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 03-02-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 1596 of 2026

K.Lakshmi Devi
Legal Heir of Jayanthi Rani
No.182, Collectorate Post
Valluvar Nagar,
Dharmapuri- 636701.

..Petitioner

Vs

1. Inspector General of Registration,
No.100, Santhome High Road, Pattinapakkam,
Chennai- 600 028.
2. The Joint Sub- Registrar II
Registration Office,
Government Office,
Tiruppathur- 635 601.

..Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Certiorarified Mandamus to call for the records pertaining to the Refusal Slip No.RFL/2 Joint Sub Registrar, Tiruppathur No.276/2025 dated 30.12.2025 on the file of the second respondent herein and



quash the same and consequently directing the second respondent to register the sale deed dated 29.12.2025 presented by the petitioner.

For Petitioner:

Mr.Sunny Sheen Akkar
for Mr. S.Deiva Sigamani

For Respondents:

Mr.U.Baranidharan, Spl. G.P.

ORDER

Intending to sell a property over which the petitioner asserts title, the petitioner executed a sale deed in favour of G.Shanmugam, P.Venkatesan & Mubarak Basha and presented the same for registration. The request for registration was declined under the impugned refusal check slip.

2. By relying on the judgment of the Division Bench of this Court in *N.Ramayee v. Sub-Registrar, Registration Department and another, 2020 SCC OnLine Mad 5231*, learned counsel for the petitioner contends that this Court held that a prior conveyance is not an impediment to the registration of a subsequent conveyance in respect of the same property.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for both the respondents. He submits that the request for registration was declined because the relevant property had been conveyed to third parties by the



petitioner's agent under a power of attorney. He also submits that the matter may be remanded for reconsideration after issuing notice to all parties concerned, including the purchasers under the erstwhile conveyances.

4. The refusal check slip was issued on 30.12.2025. Shortly thereafter, an amendment was made to the Registration Act, 1908 by including Section 34C in the statute. The impugned refusal check slip was issued without putting parties who would be affected thereby on notice. Hence, reconsideration is warranted. In order to facilitate the same, the impugned order is set aside and the matter is remanded to the registering officer. The registering officer shall issue notice to the petitioner, the executant and claimant under previous conveyances, provide a reasonable opportunity to the said persons and thereafter issue a speaking order in terms of Section 71 of the Registration Act, 1908 within one month from the date of receipt of a copy of this order.

5. The writ petition stands disposed of on the above terms. There will be no order as to costs.

03-02-2026

Index : Yes/No
Internet: Yes/No
Neutral Citation : Yes/No
kj



WEB COPY

WP No. 1596 of 2



SENTHILKUMAR RAMAMOORTHY, J.

KJ

To

1. Inspector General of Registration,
No.100, Santhome High Road, Pattinapakkam, Chennai- 600 028.

2. The Joint Sub- Registrar II
Registration Office,
Government Office,
Tiruppathur- 635 601.

WP No. 1596 of 2026

03-02-2026