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W.P.No.2774 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10.02.2026

CORAM

THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

W.P.No.2774 of 2026

B.Sankar Narayanan

.. Petitioner

VS

The Joint I Sub Registrar,
O/o.Joint I Sub Registrar Chengalpet,
Chengalpet Collectorate Complex,
GST Road, Chengalpet – 603 001.

.. Respondent

Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of mandamus directing the respondent to register the sale deed under TP/243083554/2025 in favour of the petitioner.

For Petitioner : Dr.S.S.Swaminathan

For Respondent : Mr.U.Baranidharan,
Special Government Pleader

ORDER

Intending to purchase a property, the petitioner paid sale consideration to the vendor and presented the executed sale deed for registration on 22.12.2025. According to the petitioner, he was



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orally informed that the property should be valued in square foot because the adjacent properties have been so valued. The present writ petition has been filed in the said facts and circumstances.

2. Learned counsel for the petitioner invited my attention to the sale deed and patta to emphasise that the property is classified as Nanjai land. He also points out that the sale consideration is higher than the guideline value.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for the sole respondent. He submits that the petitioner may be directed to re-present the document and that the registering officer would either register the same or issue a speaking order of refusal.

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

4.1 The petitioner shall re-present the sale deed within two weeks from the date of receipt of a copy of this order;

4.2 Within two weeks from such re-presentation, subject to fulfillment of other requirements relating to registration, the registering



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officer shall either register the document or issue a speaking order of refusal, after providing a reasonable opportunity to the petitioner.

There shall be no order as to costs.

10.02.2026

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

The Joint I Sub Registrar,
O/o.Joint I Sub Registrar Chengalpet,
Chengalpet Collectorate Complex,
GST Road, Chengalpet – 603 001.



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SENTHILKUMAR RAMAMOORTHY,J.

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