



WEB COPY

WP No. 4226 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 17-02-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 4226 of 2026

& WMP Nos.4719 & 4720 of 2026

1. P.Singaravel
S/O.Periasamy
50/212, south street,
Pandiyam Kuppam and Post
Chinnna Salem Taluk
Kallakurichi District

2. S.Kavitha
W/o.P.Singaravel
50/212, South Street,
Pandiyam Kuppam and post
Chinnna Salem Taluk
Kallakurichi District

..Petitioner(s)

Vs

1. The Inspector General of Registration
Santhome High Road
Pattinapakkam
Chennai-600 028

2. The Deputy Inspector of General
Cuddalore

3. The District Registrar
Kallakurichi
Kallakurichi District



4. The Sub Registrar
Chinna Salem
Kallakurichi District

5. K.N.Thayanban
S/o.K.Nehru
No.64/2,south street,
Mookanur Mathura
Ulagudaiyampattu village
Sankarapuram Taluk
Kallakurichi District

6. The Territory Manager
Bharat Petroleum Corporation Ltd,
Trichi Retail Territory
1st Floor,Raj Towers
Karur Bye pass Road
Tiruchirappalli-620 002

..Respondent(s)

PRAYER:This writ petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Mandamus directing the respondents 1 to 4 fix guideline value for their property in S.No.271/10B and 271/11A and Register the lease agreement between the petitioners and the 6th respondent dated 13.3.2025 as done in the case of Sumathirani W/o.Srinivasan of the Thathathripuram, Chinna Salem Taluk, Kallakurichi District by the 3rd respondent by his order dated 10.10.2024

For Petitioner(s): Mr.M.Elumalai

For Respondent(s): MR.U.Baranidharan, Spl.G.P. for R1 to R4

ORDER

The petitioners executed a lease deed with the sixth respondent and presented the same for registration. The petitioners state that the registering



officer has not registered the lease deed till date on the ground that the lands are entered in the records of the Sub Registrar as Boomidhan lands.

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2. Learned counsel for the petitioners refers to the no objection certificate issued by the District Revenue Officer on 22.11.2024 and to the pattas issued in favour of the two petitioners in respect of S.Nos.271/10B and 271/11A.

3. Mr.Baranidharan, learned Special Government Pleader, accepts notice for respondents 1 to 4. On the basis of written instructions, he submits that the registering officer is awaiting clarification and no objection from the District Revenue Officer.

4. The fifth respondent is the party in whose favour the lease deed has been executed. Such lease deed is for purposes of running a petroleum outlet for and on behalf of the sixth respondent. Therefore, the private respondents would not be prejudiced by any order issued in their absence.

5. The petitioner has filed patta No.1282 in the name of Kavitha and relating to 20.35 ares in S.No.271/10B. Patta No.10437 in the name of P.Singaravel in respect of 19 ares in S.No.271/11A is also on record. *Prima facie*, it appears that these lands have been classified in the revenue records as ryotwari punjai land. Therefore, a case is made out to direct the official



respondents to consider the petitioners' request for registration. The registering officer shall verify the genuineness of the above mentioned pattas before taking a decision for registration.

6. Accordingly, this writ petition is disposed of on the following directions:

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

(ii) Within 30 days from such re-presentation, the registering officer shall register the document, subject to fulfillment of other requirements relating to registration, or issue a speaking order of refusal under Section 71 of the Registration Act, 1908. The registering officer shall verify the genuineness of the above mentioned pattas before taking a decision on the petitioners' request. Consequently, connected miscellaneous petitions are closed. No costs.

17-02-2026

Neutral Citation: Yes/No

KAL



To

1. The Inspector General of Registration
Santhome High Road
Pattinapakkam
Chennai-600 028
2. The Deputy Inspector of General
cuddalore
3. The District Registrar
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Kallakurichi District
4. The Sub Registrar
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SENTHILKUMAR RAMAMOORTHY, J.

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