



W.P.No.5357 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24.02.2026

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THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

W.P.No.5357 of 2026
and
W.M.P. No.5869 of 2026

N.Chandrasekaran

.. Petitioner

VS

1.Government of Tamil Nadu
represented by its Revenue Secretary,
Fort St. George, Chennai – 600 009.

2.The Sub Registrar,
Office of the Sub Registrar, Red Hills,
Thiruvallur District.

3.The Tahsildar,
Ponneri Taluk, Thiruvallur District.

4.The Inspector General of Registration,
State of Tamil Nadu,
100, Santhome High Road, Mullima Nagar,
Mandavelipakkam, Raja Annamalaipuram,
Chennai, Tamil Nadu 600 028.

.. Respondents

Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of certiorarified mandamus to call for the records and quash the impugned communication letter bearing Na.Ka.No.534/2023/A1 dated 04.11.2025 issued by the third respondent and further to direct the second respondent to register the document to be presented by the petitioner and also



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direct the respondents to complete the registration within a time frame fixed by this Court.

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For Petitioner : Mr.L.Arulmozhivarman
For Respondents : Mr.U.Baranidharan,
Special Government Pleader

ORDER

Intending to purchase the property owned by Mr.Jawahar Singh, the petitioner executed an agreement of sale dated 04.09.2025 and presented the same for registration. According to the petitioner, the request for registration was declined on the basis of communication dated 04.11.2025. Hence this writ petition.

2. Mr.U.Baranidharan, learned Special Government pleader, accepts notice for all the respondents. He submits that the petitioner has impugned an internal communication from the Tahsidlar, Ponneri to the Sub Registrar, Red Hills. He also submits that there is no evidence that the petitioner presented agreement of sale dated 04.09.2025 before the registering officer.

3. On perusal of the materials on record, there is no evidence that agreement of sale dated 04.09.2025 was presented for registration. The prescribed long stop date of four months from the date of execution of the document has also expired. In these circumstances, the solution for the petitioner and the vendor



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concerned is to re-execute the agreement of sale and present the same for registration. If such document were to be presented, subject to fulfillment of other requirements relating to registration, the registering officer shall either register the document or issue a speaking order of refusal under Section 71 of the Registration Act, 1908.

4. With the above observations, this writ petition is disposed of. Consequently, connected miscellaneous petition is closed. There shall be no order as to costs.

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

- 1.The Revenue Secretary,
Fort St. George, Chennai – 600 009.
- 2.The Sub Registrar,
Office of the Sub Registrar, Red Hills,
Thiruvallur District.
- 3.The Tahsildar,
Ponneri Taluk, Thiruvallur District.
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