



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

Writ Petition No.10409 of 2026

Vasanthi

W/o.Late.Alagarsamy

..Petitioner

Vs

1. The Secretary,
Commercial Taxes and Registration Department,
Government of Tamil Nadu,
Secretariat, Fort Saint George,
Chennai - 600 009.
2. The Deputy Inspector General of Registration,
DIG Registration Office,
No.27, Rajaji Salai,
Chennai - 600 001.
3. The District Registrar,
District Registrar Office -Chennai South,
No.9, Jeenis Road, 2nd Floor, Saidapet,
Chennai - 600 015.
4. The Sub- Registrar,
Virugambakkam Sub-Registrar Office,
124, 1st Floor, Arcod Road,
Virugambakkam, Chennai - 600 092.

..Respondents

Writ Petition filed under Article 226 of the Constitution of India seeking issuance of a Writ of Mandamus directing the third respondent to direct the fourth respondent to allow the petitioner to use the certified copy of the sale Deed No.5623/2002 for registering the settlement deed on the basis of the representation dated 22.08.2025.



WEB COPY



For Petitioner : Ms.K.Kavitha
for M/s.Char Murugan Law Associates
For Respondents : Mr.U.Baranidharan,
Special Government Pleader

ORDER

This writ petition has been filed seeking for a direction to the fourth respondent to register the settlement deed presented by the petitioner for registration on receipt of production of the certified copy of the sale deed (parent document).

2. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice on behalf of the respondents.

3. As per Section 34-C of the Registration Act, 1908, which has been newly introduced in January'2026 either the executant of the document will have to produce the original parent document or produce the non-traceability certificate. It will not suffice if the certified copy of the sale deed is produced, necessarily, the petitioner will have to produce the non-traceability certificate of the sale deed bearing document No.5623 of 2002, which is the parent document, to the fourth respondent to enable registration of the settlement deed presented by the petitioner for registration, if it is otherwise in order.



4. Learned counsel for petitioner, on instructions, would submit that the petitioner is now willing to produce the non-traceability certificate in respect of parent document *viz.*, sale deed bearing document No.5623 of 2002.

5. In view of the same, a direction is issued to the fourth respondent to register the settlement deed presented for registration on production of the non-traceability certificate of the parent document, *viz.*, sale deed bearing document No.5623 of 2002 by the petitioner, within a period of one (1) week from the date when the petitioner produces the non-traceability certificate.

This writ petition is disposed of with the above direction. No costs.

18-03-2026

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

To

1. The Secretary
Commercial Taxes and Registration Department,
Government of Tamil Nadu,
Secretariat, Fort Saint George,
Chennai - 600 009.
2. The Deputy Inspector General of Registration
DIG Registration Office,
No.27, Rajaji Salai,
Chennai - 600 001.



ABDUL QUDDHOSE, J.

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3. The District Registrar
District Registrar Office -Chennai South,
No.9, Jeenis Road, 2nd Floor, Saidapet,
Chennai - 600 015.
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