



WEB COPY

WP No. 11909 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 01-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 11909 of 2026

1. Raja Krishnan Kountanya alias K.K. Raja
2. Annapurna Krishnan
3. M/s Ramaniyam Realtors LLP,
Rep by M.M. Chandru
S/o Mr T. manivanan,
Having office at No 14/67 Third Main Road,
Gandhi nagar, Adyar,
Chennai 600 020

..Petitioner(s)

Vs

1. Inspector General of Registration
100, Santhome High Road,
Chennai 600 028.
2. Sub Registrar
Virugambakkam sub Registrar office
Chennai 600 078

..Respondent(s)

Writ petition is filed under Article 226 of the Constitution of India seeking for issuance of a writ of mandamus to direct the Respondents to register the construction agreement and sale of undivided share of land in respect of land measuring 8580 Sqft comprising the survey Nos 217/1 and 2 and T.S.Nos.97, 98/1 and 2, Block 35 of Virugampakkam village bearing Old Door No.17 New No.26 New Bangaru Colony, 1st street K.K. Nagar, Chennai-78.



For Petitioner(s): Mr.R.Ashwanth

For Respondent(s): Mr.U.Baranidharan, SGP

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ORDER

This writ petition has been filed to direct the respondents to register the construction agreement and the sale of the undivided share of the land in respect of the property morefully disclosed in the prayer to this writ petition.

2. The petitioner claims that without any basis, the respondents are refusing to register the construction agreement and the sale of the undivided share of the land, in respect of the subject property, on the ground that the property in question is the subject matter of land ceiling proceedings. The petitioner categorically disputes the same. According to the petitioner, the developer and the owner of the property have entered into a joint venture and they have already constructed a multi-storey building in the subject property.

3. The learned counsel for the petitioner also produced the photographs of the completed superstructure. He contends that Section 22-A (2) of the Registration Act, 1908, has no applicability to the case of the petitioner. Hence, according to him, arbitrarily and illegally, the respondents are refusing to register the construction agreement and the sale of the undivided share of the land.



4. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice on behalf of the respondents, and on instructions, submits that a direction may be issued by this Court to the petitioner to present the construction agreement and the sale of the undivided share of the land for the subject property for registration, and once the same is presented, a decision will be taken by the respondents by passing an order as to whether the sale deed and the construction agreement can be registered or not by giving reasons. The said undertaking given by the respondents through the learned Special Government Pleader is hereby recorded by this Court.

5. After recording the rival submissions, this writ petition is disposed of in the following manner:-

(a) The petitioner is directed to submit the construction agreement and the sale of the undivided share of the land for the subject property for registration with the second respondent, along with his written explanation enclosing supporting documents, within a period of one week from the date of receipt of a copy of this order.

(b) On presentation of the said documents, the second respondent shall take a final decision as to whether the sale deed as well as the construction agreement presented



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by the petitioner can be registered or not, within a period of one week thereafter.

(c) If the second respondent decides to refuse registration of the aforesaid documents, the second respondent shall pass a speaking order with regard to the petitioner's contentions as raised in this writ petition along with the supporting documents produced by him.

No Costs. W.M.P.No.12993 of 2026 is ordered, subject to payment of separate court fee. W.M.P.No.12997 of 2026 is closed.

01-04-2026

Neutral Citation: Yes/No
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To

1. Inspector General of Registration
100, Santhome High Road,
Chennai 600 028.
2. Sub Registrar
Virugambakkam sub Registrar office
Chennai 600 078



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ABDUL QUDDHOSE, J.

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