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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-04-2026

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THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

Writ Petition No.15214 of 2026

M/s.Virinchi Ventures,
represented by its Partner,
M.Sanjay Kumar,
S/o.B.Madanlal,
No.5/74, Kumaraswamy Chetty Street,
C-Pallavaram, Chennai - 600 043.

..Petitioner

Vs

1. The Inspector General of Registration,
No.100, Santhome High Road,
Chennai 28.
2. The District Registrar,
Chengalpattu District.
3. The Sub-Registrar,
Thiruporur Sub Registration Office,
Chengalpattu District.

..Respondents

Writ Petition filed under Article 226 of the Constitution of India seeking issuance of a Writ of Certiorarified Mandamus calling for the records in Refusal Slip Number in RFL/Thiruporur/4/2026 dated 03.02.2026 on the file of the third respondent and quash the same and consequently direct the third respondent to register the Deed of General Power of Attorney pertaining to the Survey No.2/3E presented by the petitioner on 03rd February 2026.

For Petitioner : Mr.M.Shreeraam

For Respondents : Ms.A.Bakkiyalakhmi
Government Advocate



ORDER

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2. The third respondent has also stated that there are two civil suits pending over the very same property, which is the subject matter of the Power of Attorney presented by the petitioner for registration.

3. The petitioner categorically contends before this Court that there is no legal impediment for the third respondent to register the Power of Attorney presented by the petitioner for registration. The petitioner has also filed supporting documents along with this writ petition in support of their contention.

4. This Court is not expressing any opinion on the merits of the same. The petitioner has also challenged the impugned refusal check slip dated 03.02.2026



on the ground of violation of principles of natural justice as no opportunity of hearing was granted to the petitioner.

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5. As seen from the impugned order, the contentions of the petitioner raised in this writ petition has not been considered by the third respondent. The supporting documents produced by the petitioner have also not been considered by the third respondent. No opportunity of hearing was also granted by the third respondent to the petitioner before issuing the impugned refusal check slip dated 03.02.2026. Being a non-speaking order with regard to the contentions of the petitioner raised in this writ petition and an order passed in violation of principles of natural justice, this Court is of the considered view that the impugned refusal check slip dated 03.02.2026 has to be quashed and the matter has to be remanded back to the third respondent for fresh consideration.

6. Accordingly, the impugned refusal check slip dated 03.02.2026 is hereby quashed by this Court and the matter is remanded back to the third respondent for fresh consideration. The petitioner shall submit a written explanation to the third respondent along with supporting documents as to why there is no legal impediment to register the General Power of Attorney within a period of one (1) week from the date of receipt of a copy of this order. On receipt of the said representation along with the supporting documents from the petitioner within the stipulated time, the third respondent shall take a final



ABDUL QUDDHOSE, J.
gm

decision as to whether the General Power of Attorney presented by the petitioner can be registered or not within a period of three (3) weeks thereafter after hearing the objections of third party, who has filed the protest petition and any other necessary party, whom the third respondent deems fit to put on notice. In case, the third respondent decides to refuse registration of the General Power of Attorney presented by the petitioner for registration, the third respondent shall pass a speaking order after giving due consideration to the written explanation submitted by the petitioner and the supporting documents produced by him.

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

20-04-2026

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

To

- 1.The Inspector General of Registration,
No.100, Santhome High Road, Chennai 28.
- 2.The District Registrar, Chengalpattu District.
- 3.The Sub-Registrar,
Thiruporur Sub Registration Office,
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