



WEB COPY

WP No. 13577 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 13577 of 2026

M/s.Chennai Empires Homes Private Limited
Rep. By its Director K. Gunasekaran,
S/o. G. Kannappan,
No.11/3, Ramanujam Street,
T. Nagar, Chennai-600 017.

..Petitioner(s)

Vs

1. Inspector General of Registration
100, Santhome High Road,
Raja Annamalaipuram,
Chennai-600 028
2. The District Registrar,
Office of the District Registrar,
Tiruvallur District.
3. The Sub Registrar,
Office of the Joint Registrar -I,
Tiruvallur District.

..Respondent(s)

PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus, directing the 3rd Respondent to dispose the representation made by the petitioner dated 14.03.2026.



For Petitioner(s): Mr.K.Sathish

For Respondent(s): M/s.K.Aswini Devi,

Additional Government Pleader

ORDER

This Writ Petition has been filed to direct the 3rd respondent to register the sale deed presented by the petitioner for registration.

2.Admittedly, till date, no document has been presented by the petitioner for registration with the 3rd respondent. Only when a document is presented for registration, the 3rd respondent will be in a position to take a final decision as to whether the said document can be registered or not, after hearing all the necessary parties, which includes parties who have filed Protest Petition. This Court is not expressing any opinion with regard to the petitioner's request for registration of the sale deed by the 3rd respondent.

3.Learned Additional Government Pleader appearing for the respondents would also submit on instructions that a decision will be taken by the 3rd respondent as to whether the document can be registered or not as and when the petitioner presents the sale deed for registration.



4. Accordingly, this Writ Petition is disposed of by directing the petitioner to present the sale deed for registration with the 3rd respondent, within a period of two weeks from the date of receipt of a copy of this order. On presentation of the same, the 3rd respondent, after hearing all the necessary parties, which includes the parties who had filed the Protest Petition, shall take a final decision as to whether the sale deed presented by the petitioner can be registered or not, within a period of four weeks from the date of presentation of the sale deed by the petitioner for registration. In case the 3rd respondent decides to refuse registration of the document produced by the petitioner for registration, the 3rd respondent shall pass a speaking order as to why the sale deed presented by the petitioner cannot be registered. However, there shall be no order as to costs.

15-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

GSA

To

1. Inspector General of Registration
100, Santhome High Road,
Raja Annamalaipuram,
Chennai-600 028
2. The District Registrar,
Office of the District Registrar,
Tiruvallur District.



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ABDUL QUDDHOSE, J.

GSA

3. The Sub Registrar,
Office of the Joint Registrar -I,
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