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W.P.No.19393 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 05.02.2026

CORAM

THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

W.P.No.19393 of 2025

and

W.M.P. No.21646 of 2025

M/S.Ramlax Roadlines

By its Partner M.L.Sivaramakrishnan

Having Office At No. 85/1-32 A Pudusampalli

Raman Nagar Post Mettur Dam 636 403.

.. Petitioner

VS

- 1 The Inspector General Of Registration
100 Santhome High Road
Chennai 600 028.
 - 2 District Registrar
No. 27C 1st Floor Ramasundaram Street
Near Maiamman Temple Ammapettai
Salem 636 006.
 - 3 Sub Registrar
1/88 D Opp ESI Hospital
West Main Road
Mettur Dam – 636 401.
 - 4 Tahsildar
Mettur Dam 636 401
Mettur.
 - 5 V.Vijayalakshmi
 - 6 Bhuvaneshwari Ganeshan
 - 7 Lakshmi Ramaswamy
 - 8 Suja Ganesh
 - 9 Krishnaveni Karthik
- .. Respondents



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Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of mandamus forbearing the third respondent from receiving and registering any document in respect of the property situated in S.F.No.41/1C6 admeasuring 5,000 sq.ft. bearing Door No.8/1-32 A Pudusampalli, Raman Nagar Post, Mettur Dam – 636 403.

For Petitioner	:	Mr.V.Karthik, Senior Counsel for Mr.S.Raviraja
For Respondents	:	Mr.U.Baranidharan, Special Government Pleader for R1 to R4 Mr.Shangar Murali for R5 to R9

ORDER

The petitioner instituted O.S.No.922 of 2024 before the Additional District Court, Mettur, seeking a declaration that the petitioner is the absolute owner of the property described in the schedule to the plaint. After submitting a protest petition dated 02.05.2025 to the registering officer not to permit registration of conveyances relating to the property, the present writ petition has been filed.

2. Learned senior counsel for the petitioner invited my attention to photographs indicating that a shed has been built in the property and that it is not a vacant land. He also points out that rooms have also been constructed. Since the description in the encumbrance certificate is of a vacant land, he submits that an

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objection was raised by the petitioner in relation thereto. After pointing out that the protest petition is still pending consideration, learned senior counsel submits that the petitioner would be satisfied if the protest petition is disposed of on merits and if the pending civil suit were to be disposed of expeditiously.

3. Learned counsel for respondents 5 to 9 opposes the writ petition on the ground that the petitioner is not entitled to restrain the registration of conveyances relating to the property. He also submits that the petitioner has an option of filing an interim application in the pending civil suit seeking such relief.

4. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for respondents 1 to 4. He submits that the protest petition was sent to the Inspector General of Registration, but not to the registering officer.

5. A civil suit is pending before the learned Additional District Judge, Mettur in O.S. No.922 of 2024 upon the same being made over by the learned Principal District Judge. It is open to the petitioner to seek interim relief in the said suit. As regards the protest petition, the registering officer shall consider and dispose of the same on merits and in accordance with the Registration Rules. This shall be done within one month from today.



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6. Pleadings are complete in the civil suit but the trial is yet to commence. Learned Additional District Judge, Mettur is requested to dispose of the suit as expeditiously as the business of the Court would allow. The private parties herein are directed to extend full co-operation.

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

05.02.2026

Index:Yes/No
Neutral Citation:Yes/No
mmi

To

1.The Inspector General Of Registration
100 Santhome High Road Chennai 600 028.

2.The District Registrar
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