



WEB COPY

WP No. 39711 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08-01-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 39711 of 2025

Humayan Kabeer,
S/o.Janulabu Deen,
Plot No.43, Door No.2/7C, Manickavasagar Street,
Sasi Nagar, Keelapanangadi, Anaiyur, Madurai.

..Petitioner

Vs

The Sub-Registrar, O/o.District Registrar Office,
Avadi, Chennai District.

..Respondent

Prayer: Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Certiorarified Mandamus calling for the entire records in connection with the impugned refusal slip issued by the respondent herein vide proceedings Reference No.RFL/ Avadi/ 49/ 2025 dated 09.07.2025 and quash the same and consequently direct the respondent herein to register the “Settlement Deed” document presented by the petitioner within the stipulated time period that may be fixed by this Honourable Court and release the same forthwith.

For Petitioner:

Mr. Niranjana.S.Kumar

For Respondent:

Mr.U.Baranidharan, Spl. G.P.



ORDER

The petitioner purchased land of the extent of about 700 sq.ft. on 09-11-2015 under document no.14339 of 2015. On the same date, the petitioner executed a sale agreement specifying that the intending purchaser may buy the property within 72 months from the date of the agreement. The intending purchaser passed away on 02-06-2021. Thereafter, the petitioner executed a settlement deed in favour of his wife and presented the same for registration. The request for registration was declined under the impugned refusal check slip by citing the agreement of sale bearing document no.14340 of 2015.

2. Mr.U.Baranidharan, learned Special Government Pleader accepts notice for the sole respondent. He submits that the matter warrants reconsideration.

3. A pending agreement for sale, even if registered, is not an impediment to the registration of conveyance in respect of such property. In the case at hand, it is asserted in the affidavit that the intending purchaser under the agreement of sale passed away and that the agreement of sale could not be enforced. In these circumstances, the impugned order cannot be sustained and is hereby set aside. As a corollary, the petitioner may re-present the document for registration.



Subject to fulfilment of other requirements such as payment of stamp duty and registration fees, the registering officer is directed to complete the formalities for registration within two weeks from the date of re-presentation.

4. The writ petition stands disposed of on the above terms without any order as to costs.

08-01-2026

Index : Yes/No

Internet: Yes/No

Neutral Citation : Yes/No

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To

The Sub-Registrar, O/o.District Registrar Office,
Avadi, Chennai District.



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SENTHILKUMAR RAMAMOORTHY, J.

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