

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 43736 of 2025

and

WP NO. 43739 OF 2025, WMP NO. 48840 OF 2025, WMP NO. 48833 OF 2025, WMP NO. 48834 OF 2025, WMP NO. 48836 OF 2025

Rajkamal Balasubramaniam

..Petitioner(s)

Vs

1. The District Registrar
District Registrar Office, Coimbatore (north)
Coimbatore 641 018
2. The Sub Registrar
Sub Registrar Office Railway Feeder Road
Near General Hospital, Periyanaickenpalayam
Tamil Nadu 641 020

..Respondent(s)

WP No. 43739 of 2025

Rajkamal Balasubramaniam

..Petitioner(s)

Vs

1. The District Registrar
District Registrar Office, Coimbatore (north)
Coimbatore 641 018.
2. The Sub Registrar
Sub Registrar Office Railway Feeder Road
Near General Hospital, Periyanaickenpalayam
Tamil Nadu 641 020

..Respondent(s)

Writ petition is filed under Article 226 of the Constitution of India seeking for issuance of a writ of ceriorarified mandamus to call for the records in Na.Ka. En 10505 / A1/ 2023 dated 10.09.2025 on the file of the 1st Respondent and quash the same and consequently direct the 2nd respondent to register the P.No 97 of 2023 in favour of the petitioner.

WP No. 43739 of 2025

Writ petition is filed under Article 226 of the Constitution of India seeking for issuance of a writ of ceriorarified mandamus to call for the records in Na.Ka. En 10505 / A1/ 2023 dated 10.09.2025 on the file of the 1st Respondent and quash the same and consequently direct the 2nd respondent to register the P.No 98 of 2023 in favour of the petitioner.

For Petitioner(s): Mr.K.Suresh Babu

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

COMMON ORDER

These writ petitions have been filed challenging the impugned orders dated 10.09.2025 passed by the first respondent refusing to register the respective sale deeds presented by the petitioner for registration on the ground that there are encumbrances over the subject properties.

2. It is now brought to the notice of this Court by the learned counsel for the petitioner that subsequent to the filing of these writ petitions, the encumbrances, which are reflected in the Encumbrance Certificate for the

subject properties, have now been removed through the execution of the Rectification Deed dated 05.02.2026 bearing Document No.2359 of 2026 on the file of the Sub-Registrar, Periyanaayakkanpalayam. In view of the execution of the said Rectification Deed, the learned counsel for the petitioner would now submit that there are no more restrictions for the respondents to register both the sale deeds, which are the subject matter of these writ petitions.

3. The learned Special Government Pleader appearing for the respondents would submit that if the petitioner is able to establish before the Registration Department that the encumbrances found in the Encumbrance Certificate earlier for the subject properties have been removed, the respondents shall register the sale deeds presented by the petitioner for registration if it is otherwise in order, and release the same to the petitioner, within a time frame to be fixed by this Court.

4. In view of the above, these writ petitions are disposed of in the following manner:-

(a) The petitioner is directed to produce the Rectification Deed dated 05.02.2026 registered as Document No.2359 of 2026 on the file of the Sub-Registrar, Periyanaayakkanpalayam, to the second respondent, within a period of one week from the date of receipt of a copy of this order.

(b) On receipt of the same, the second respondent shall satisfy himself that the encumbrances have now been removed in view of the aforesaid Rectification Deed; and on his satisfaction, the second respondent shall register the sale deeds presented by the petitioner for registration, if it is otherwise in order, and release the same to the petitioner within a period of two weeks thereafter.

No Costs. Consequently, connected writ miscellaneous petitions are closed.

23-03-2026

Neutral Citation: Yes/No
RKM

To

1. The District Registrar
District Registrar Office, Coimbatore (north)
Coimbatore 641 018
2. The Sub Registrar
Sub Registrar Office Railway Feeder Road
Near General Hospital, Periyanaickenpalayam
Tamil Nadu 641 020

ABDUL QUDDHOSE J.

RKM

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AND

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