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W.P.No.48608 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06.01.2026

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THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

W.P.No.48608 of 2025

Sukanya Venkataramana

.. Petitioner

VS

The Sub Registrar,
Anna Nagar SRO,
Nolambur, Chennai.

.. Respondent

Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of mandamus to direct the respondent herein to entertain the document submitted by the petitioner for adjudication of Power of attorney executed by petitioner's co-sister Tmt.Prathiba Rao now settled in Dubai within the time fixed by this Court.

For Petitioner : Mr.B.Manoharan

For Respondent : Mr.U.Baranidharan,
Special Government Pleader

ORDER

The petitioner submitted a power of attorney executed by Tmt.Prathiba Rao in Dubai for adjudication before the respondent. The request for adjudication was not entertained. Hence, this writ petition.

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2. Learned counsel for the petitioner submits that the petitioner's father-in-law, Mr.K.Srinivasan purchased the property from the Tamil Nadu Housing Board on 11.09.1995 under Document No.2571 of 1995. He died on 07.02.2003. By referring to the legal heir certificate, learned counsel submits that class 1 legal heirs of Mr.Srinivasan were S.Ravi, S.Venkataramana, S.Narayanan and S.Saraswathi. Out of four class 1 legal heirs, he also submits that S.Narayanan and S.Saraswathi passed away. He points out that S.Ravi executed a registered release deed dated 18.12.2025 in favour of S.Venkataramana. Since S.Narayanan's wife intends to execute a similar release deed in favour of S.Venkataramana, he states that the power of attorney was executed in favour of the petitioner.

3. As regards the 1/4th share of S.Narayanan in the estate of K.Srinivasan, his class 1 legal heirs were his wife and mother. The mother, S.Saraswathi, had predeceased him. The wife has issued a declaration that no child was born to her and the said Narayanan. Therefore, she is the only surviving legal heir of Narayanan. In these circumstances, I see no impediment to the receipt of the power of attorney from the petitioner by the Sub Registrar for adjudication. The time limit prescribed for such purpose under Section 32(3)(b) of the Registration Act, 1908 is three months from



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the date when the relevant document has been received in India.

The petition is within the said time limit.

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4. In these circumstances, this writ petition is disposed of by directing the Sub Registrar to receive the power of attorney for adjudication and take necessary action in relation thereto within two weeks from the date of re-presentation thereof subject to fulfillment of other requirements in this regard such as payment of stamp duty and fees. There shall be no order as to costs.

06.01.2026

Index:Yes/No
Neutral Citation:Yes/No
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To

The Sub Registrar,
Anna Nagar SRO,
Nolambur, Chennai.



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SENTHILKUMAR RAMAMOORTHY,J.

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