



W.P.No.49402 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08.01.2026

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THE HONOURABLE MR.JUSTICE **SENTHILKUMAR RAMAMOORTHY**

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V.Manjunatha @ Manjunatha Reddy

.. Petitioner

VS

The Sub Registrar,
Hosur, Krishnagiri District.

.. Respondent

Petition filed under Article 226 of The Constitution of India praying for the issuance of a writ of mandamus directing the respondent to receive the settlement deed dated 10.11.2025 executed by the petitioner in favour of his wife, namely Vinutha Manjunathareddy and to register the same without insisting on the cancellation of an agreement of sale entered into on 10.04.2017 within a period that will be fixed by this Court.

For Petitioner : Mr.R.Jayaprakash

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

ORDER

The petitioner asserts that he inherited 805 sq.ft. of land in Survey No.126/1B1, from his mother. While the said land was the subject of agreement of sale dated 10.04.2017, it is stated that the



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said agreement of sale was not acted upon because the purchasers therein did not take necessary steps to conclude the purchase in terms thereof. Intending to settle the property in favour of his wife, the petitioner executed a settlement deed dated 10.11.2025 and presented the same for registration. His request was orally declined and the document was returned to the petitioner.

2. Learned counsel for the petitioner submits that the execution of a prior agreement of sale is not an impediment for the registration of the settlement deed. He relies on the judgment of the Division Bench of this Court in *N.Ramayee vs. Sub Registrar, Registration Department and Another (2020 SCC OnLine Mad 5231)* in support of this proposition.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for the sole respondent. He submits that the agreement of sale dated 10.04.2017 is not an impediment for the registration of the settlement deed.

4. The legal position is clear. The execution of prior agreement of sale does not constitute an impediment for the registration of the conveyance pertaining to such property. Therefore, this writ petition is disposed of by permitting the petitioner to re-present the settlement deed for registration. Subject to compliance of other



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requirements such as payment of stamp duty and registration fees,
the registering officer is directed to register the instrument within
two weeks from the date of re-presentation. There shall be no order
as to costs.

08.01.2026

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

To

The Sub Registrar,
Hosur, Krishnagiri District.



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SENTHILKUMAR RAMAMOORTHY,J.

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