



WEB COPY

WP No. 49367 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-01-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 49367 of 2025

1.G.Prabhu,
S/o.Late.Gajendran, No.43/75,
Vasanth Garden Main Street, Ayanavaram,
Chennai-600 023.

2.M.G.Kalaiyarasi,
D/o.Late.Gajendran, No.6-P,
Jayam Nagar Phase III, Sathuvachari,
Vellore-632 009.

3.G.Gajalakshmi, D/o.Late.Gajendran,
New No.28/8a, Bajanai Kovil 1st Street,
Villivakkam, Chennai-600 049.

4.D.Saravanan, S/o.K.Deenadayalan,
Proprietor of M/s.Sairam Builders,
Having Office at No.445, Periyar Street,
Gnanamurthy Nagar, Ambattur, Chennai-600 053.

..Petitioners

Vs

The Sub-Registrar,
Office of the Sub-Registrar, Sembiam,
Chennai-600 011.

..Respondent

Prayer: Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Mandamus directing the respondent herein to entertain the Sale deeds or other instruments presented by the petitioners herein



in respect of Flat or Flats constructed on plot measuring an extent of 1139 sq.ft. comprised in Old survey Nos.31/2 and 32/1, Re-survey Nos.31/2B1 and 31/2B5, New T.S.No.7/2 of Block No.10, Chinna Sembarambakkam village, formerly in Purasawalkam-Perambur Taluk, presently in Ayanavaram Taluk, Chennai District and bearing Old No.43/1, New No.75, Vasantha Garden Main Road, Nagammaiyar Nagar, Ayanavaram, Chennai-600 023 without insisting on producing the original parent title deeds or other deeds.

For Petitioners: Mr. A.M. Esakkiappan

For Respondent: Mr.U.Baranidharan, Spl.G.P.

ORDER

The petitioners assert that the fourth petitioner had developed the plot admeasuring 1139 sq.ft. and entered into two sale agreements dated 04.07.2024 in respect of plot nos.T2 and F1. When the draft sale deeds were presented before the registering officer, it is stated that the registering officer informed the petitioners orally that the same would not be registered in view of the filing of W.P.No.33200 of 2025 by one Mr.R.Vasudevan. Hence, this writ petition.

2. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for the sole respondent. He submits that the registering officer would initiate appropriate action for registering the sale deeds subject to fulfilment of requirements under the Registration Act, 1908 relating to payment of stamp duty and registration fees.



3. In *K.Gopi v. Sub-Registrar and others*, 2025 SCC OnLine SC 740, the Supreme Court struck down Rule 55A of the Registration Rules and recorded that the registering officer cannot decline registration on the ground of non-production of parent documents. Pursuant thereto, the Inspector General of Registration had issued circular dated 28.04.2025.

4. Considering the aforesaid, the registering officer cannot decline registration for non-production of parent documents or in view of the filing of W.P.No.33200 of 2025. With these observations, this writ petition is disposed of without any order as to costs.

06-01-2026
(2/2)

Index : Yes/No
Internet: Yes/No
Neutral Citation : Yes/No

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To

The Sub-Registrar,
Office of the Sub-Registrar, Sembiam,
Chennai-600 011.



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SENTHILKUMAR RAMAMOORTHY, J.

KJ

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