



WEB COPY

WP No. 1388 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30-01-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 1388 of 2026

1. Mr. I.K.Sai Sivashankar,
S/o.Imayavaramban, No.11/5A,
ESI Hospital Road, Perambur,
Chennai 600 011.

2. Ms.I.K.Sai Hema Arasi,
D/o.Imayavaramban, No.11/5A,
ESI Hospital Road, Perambur,
Chennai 600 011.

..Petitioners

Vs

1. The Inspector General of Registration,
Chennai 600 028.
2. The District Registrar,
Tiruvallur District.
3. The Sub - Registrar,
O/o. The Sub - Registrar, Manavala Nagar,
Tiruvallur District.

..Respondents



Prayer : Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Certiorarified Mandamus calling for the records pertaining to the Refusal Check slip Number RFL / Manavala Nagar / 80 of 2025 dated 15/09/2025 issued by the 3rd Respondent and direct the 3rd respondent to register and release the pending document No.80/2025 if presented again for registration by the above named petitioners within the stipulated period as fixed by this Honourable Court.

For Petitioners: Mr. P.Balamurugan

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

ORDER

The petitioners assert title to property bearing S.No.73/5 of an extent of 13 cents, which is subsequently subdivided into 73/5A and 73/5B. Intending to sell the property, the petitioners executed a sale deed in favour of one Praveen and presented the same for registration on 15.09.2025. The request for registration was declined. Hence, this writ petition.

2. Learned counsel for the petitioners submits that proceedings were initiated before the jurisdictional Revenue Divisional Officer in respect of the unlawful issuance of patta to one Ellappa Reddy. He points out that the said



patta was cancelled under order dated 18.07.2025. Therefore, he submits that there is no impediment for the registration of the sale deed executed by the petitioners.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for all the respondents. In view of subsequent developments, including orders of this Court, he submits that the registering officer may be directed to re-examine the matter.

4. The impugned refusal order draws reference to circular dated 13.11.2013 and 08.11.2023 and also records that there are two rival documents relating to the property. The petitioners may provide an explanation by *inter alia* drawing reference to the order dated 18.07.2025 of the Revenue Divisional Officer. Upon receipt of such explanation, the registering officer shall either register the document or issue a speaking order of refusal under Section 71 of the Registration Act, 1908. The above explanation shall be provided within two weeks from the date of receipt of a copy of this order and the registering officer shall either register the document or refuse by a speaking order within two weeks therefrom. It is open to the registering officer to issue notice to persons concerned before taking a decision.



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

WEB COPY

30-01-2026
(4/4)

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

kj

To

1. The Inspector General of Registration,
Chennai 600 028.

2. The District Registrar,
Tiruvallur District.

3. The Sub - Registrar,
O/o. The Sub - Registrar, Manavala Nagar, Tiruvallur District.



WEB COPY

WP No. 1388 of 2



SENTHILKUMAR RAMAMOORTHY, J.

KJ

WP No. 1388 of 2026

30-01-2026
(4/4)