



WEB COPY

WP No. 13350 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 13350 of 2026

P.P.Vikram

..Petitioner(s)

Vs

1. Inspector General Of Registration
No.100 Santhome Highroad
Mullaima Nagar R.A.Puram
Chennai 600028.
2. The Sub-registrar
No.9, Kavignar Bharathidasan Road
Seetammal Colony, MIG Colony
Alwarpet, Chennai,
Tamil Nadu 600018.
3. G.K.Kannan
4. K.Lalitha
5. K.Karthik
6. M.Raja

..Respondent(s)

PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus, directing the 1st and 2nd respondent to forbear from registering any sale deed or any other document in respect of the property situated at Flat No. K-21, 6th Floor, Swathi Apartments, Door no.2/1 New Door No.3, Durgabai Deshmukh Road, R.A.Puram, Chennai 600028



pending disposal of the dispute and to make necessary entries in the Encumbrance Certificate pertaining to the said property, reflecting the complaint dated 29.03.2026 and the pendency of fraud allegations and pass.

For Petitioner(s): Mr.S.Ilamvaludhi

For Respondent(s): Mr.P.Harish,

Government Advocate (For R1 & R2)

ORDER

This Writ Petition has been filed to direct the 1st and 2nd respondents to forbear them from registering any sale deed or any other document in respect of the property morefully disclosed in the prayer to this Writ Petition for registration.

2.According to the petitioner, he has been cheated by the respondents 3 to 6 and he had already paid a substantial advance towards purchase of the property morefully disclosed in the prayer to this Writ Petition. The petitioner had already submitted a protest petition with the 2nd respondent on 29.03.2026, requesting the 2nd respondent not to register any document for registration pertaining to the property morefully disclosed in the prayer to this Writ Petition.



3. Mr. P. Harish, learned Government Advocate, accepts notice on behalf of the respondents 1 and 2. Since the protest petition has already been filed, the learned Government Advocate appearing for the official respondents would submit that the petitioner will be heard before any document pertaining to the property morefully disclosed in the prayer to this Writ Petition is presented for registration by the respondents 3 to 6 or any other third party.

4. Learned counsel for the petitioner is satisfied with the submissions made by the learned Government Advocate appearing for the official respondents. Since no adverse orders are passed as against the respondents 3 to 6, notice to the respondents 3 to 6 is dispensed with by this Court in this Writ Petition.

5. Accordingly, this Writ Petition is disposed of by directing the 2nd respondent to issue notice to the petitioner as and when any document pertaining to the property morefully disclosed in the prayer to this Writ Petition is presented for registration by the private respondents namely the respondents 3 to 6 and any other third party and only after giving due consideration to the objections raised by the petitioner and the supporting documents produced by him, the 2nd respondent shall take a final decision as to whether the document



presented for registration by the respondents 3 to 6 or any other third party can be registered or not. In case, the 2nd respondent decides to register the document

presented for registration by the respondents 3 to 6 or any other third party, the 2nd respondent shall pass a speaking order as to why the objections raised by the petitioner are rejected. However, there shall be no order as to costs.

06-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

GSA

To

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2. The Sub-registrar
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ABDUL QUDDHOSE, J.

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