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W.P. No.45720 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: **26.11.2025**

CORAM:

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.No.45720 of 2025

A.Sumathi

.. Petitioner

Vs.

1. The Deputy Inspector General Of
Registration,
Office of the Deputy Inspector
General, Integrated Registration
Office, No.50 Sankara Naidu Street,
Thirupathiripuliyur,
Cuddalore-607 002.

2.The District Registrar,
Office of the District Registrar,
Ponnery Bypass,
Vridhachalam-606 001,
Cuddalore District.

3.The Joint Sub Registrar -1
Office of The Joint Sub-Registrar,
Ponneri Bypass,
Vridhachalam-606 001,
Cuddalore District.

Respondents



W.P. No.45720 of 2025

WEB COPY Writ Petition filed under Article 226 of Constitution of India praying for issuance of Writ of Mandamus directing the respondents to register and record the Judgment and Decree dated 07.07.2018 in O.S.No.131 of 2013 passed by the Principal Subordinate Court, Vridhachalam Taluk, Cuddalore District in the relevant registers and encumbrance records, in respect of the property situated in R.S.No.20/6(New Sub-Division No.20/6A1)Plot No.115 Boodhamoor Village, Vridhachalam Taluk, Cuddalore District.

For Petitioner : Mr.M.Elumalai
For Respondents : Mr.Abishek Murthy
Government Advocate

ORDER

Mr.Abishek Murthy, learned Government Advocate takes notice on behalf of the respondents. With the consent of both sides, the Writ Petition itself is taken up for final disposal at the stage of admission itself.

2. This Writ Petition has been filed directing the respondents to register and record the Judgment and Decree dated 07.07.2018 in O.S.No.131 of 2013 passed by the Principal Subordinate Court, Vridhachalam Taluk, Cuddalore District in the relevant registers and encumbrance records, in respect of the property situated in

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R.S.No.20/6(New Sub-Division No.20/6A1)Plot No.115 Boodhamoor

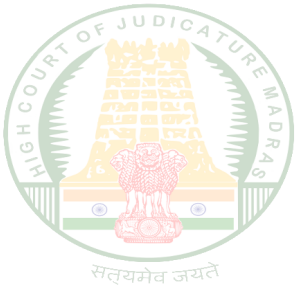
Village, Vridhachalam Taluk, Cuddalore District.

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3. The facts giving rise to the writ petition, in a nutshell are as follows:

(i) The petitioner is the absolute owner of the property in R.S.No.20/6 (New 20/6A1), Plot No.115, Boodhamoor Village, Vridhachalam Taluk, Cuddalore District, derived under a registered sale deed dated 15.04.1998 executed in favour of her late husband T.Arivudai Nambi. By Judgment and Decree dated 07.07.2018 in O.S.No.131 of 2013, the Principal Subordinate Court, Vridhachalam declared the Petitioner's title and granted a permanent injunction.

(ii) When the petitioner sought to record the said decree before the 3rd respondent, through online appointment in TP./235802556/2025 on 09.10.2025, the said respondent returned the same, without issuing a statutory refusal order under Section 71 of the Registration Act, 1908. In this regard, the petitioner submitted a detailed representation to the 2nd respondent on 09.10.2025, however no action has been taken on the same. Hence this petition.

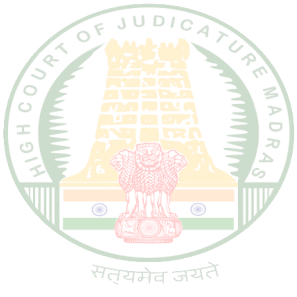


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4. The learned counsel for the petitioner would submit that the 3rd respondent without providing any legal or valid reason rejected the Judgment and Decree dated 07.07.2018 made in O.S.No.131 of 2013 produced by the petitioner, without assigning any reason and without issuing statutory refusal order under Section 71 of the Registration Act. He therefore seeks for a direction to the respondents to record the same in relevant registers.

5. In reply, the learned Government Advocate appearing for the respondents would submit that the petitioner may be directed to present the Judgment in Decree passed in O.S.No.131 of 2013 on 07.07.2018 by the Principal Subordinate Court, Vridhachalam, before the 3rd respondent in person, by obtaining appropriate token and on presentation of the same, the 3rd respondent would record the same in the relevant registers and encumbrance records, if it is otherwise in order.



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6. Heard the learned counsel for the petitioner and the learned Government appearing for the respondents and also perused the materials available on record.

7. Considering the facts and circumstances of the case and also upon the submissions made, this Court directs the petitioner to present the Judgment and Decree dated 07.07.2018 passed in O.S.No.131 of 2013, by the Principal Subordinate Court, Vridhachalam, before the 3rd respondent in person by obtaining appropriate token and on such presentation being made, the 3rd respondent shall record the aforesaid document in the relevant registers and encumbrance records, if it is otherwise in order.

8. With the above directions, this Writ Petition is disposed of. No costs.

26.11.2025

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To

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KRISHNAN RAMASAMY, J.,

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