



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 29-01-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY**WP No. 1204 of 2026****and W.M.P.No.1407 of 2026**

1. Mohamed Basheer

S/o Abdul Quddhose,
No 15/21, Thirumalai Atchari Street,
Arakkonam, Vellore District.

2. Muneer Ahamed

S/o Abdul Quddhose,
No 15/21, Thirumalai Atchari Street,
Arakkonam, Vellore District

3. Noorunnisa

W/o Mujipar Basha,
No 57, Vedhachalam Street,
Arakkonam, Vellore District

..Petitioner(s)

Vs

1. The Inspector General of Registration
100, Santhome High Road, Chennai 600 028



2. The Sub Registrar Joint IV
Office of the sub Registrar,
Kancheepuram
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..Respondent(s)

PRAYER: Writ petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Certiorarified Mandamus, call for the records of the impugned order passed by the 2nd respondent in RFL / Sub Registrar Joint IV, Kanchipuram / 31/ 2025 dated 15.12.2025 and quash the same as illegal arbitrary and non-est in law and consequently, direct the 2nd respondent to register the partition deed dated 11.12.2025 and release the registered partition deed to the petitioners within the time stipulated by this Hon'ble Court

For Petitioner(s): Mr.B.Vijay

For Respondent(s): Mr.U.Baranidharan,
Special Government Pleader

ORDER

The petitioners executed and presented partition deed dated 11.12.2025 for registration before the second respondent on 15.12.2025. The request for registration was declined under impugned refusal check slip.



2. Relying on the law laid down by the Supreme Court in *Satya Pal Anand v. State of M.P.*, 2016(10) SCC 767 and *K.Gopi v. The Sub Registrar*, 2025(2)

CTC 777, learned counsel for the petitioners contends that the impugned order is unsustainable inasmuch as the request for registration was rejected on the ground that there is a doubt with regard to title.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for both the respondents. He submits that the matter warrants re-consideration.

4. It is recorded as under in the impugned refusal check slip:

@j';fshy; jhf;fy; bra;ag;gl;l ghfMtzk; bjhlh;g[ila brhj;J ghfk; gphpj;J bfhs;Sk; egh;fSf;F brhj;Jhpik vt;thW ghj;jpag;gl;IJ vd;gJ Fwpj;J lag;ghL cs;sjhy; ,t;thtzk; gjpt[f;F Vw;f kWf;fg;gLfpwJ (Refusal)"

5. As submitted by learned counsel for the petitioners, the registering officer is not entitled to decline registration on the ground that there is a doubt with regard to entitlement of the executants of the partition deed. Therefore, the said order is set aside and the matter is remanded for re-consideration. The petitioners shall re-present the partition deed for registration within two weeks



from the date of receipt of a copy of this order. Subject to fulfilment of all requirements under the Registration Act and the Rules framed thereunder, **WEB COPY** including the recent amendment, the registering officer shall register the instrument within two weeks from the date of re-presentation.

6. This writ petition is disposed of on the above terms. No costs.

Consequently, the connected writ miscellaneous petition is closed.

29-01-2026

Index: Yes/No

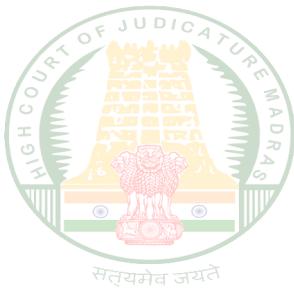
Speaking/Non-speaking order

Neutral Citation: Yes/No

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To

1. The Inspector General of Registration
100, Santhome High Road, Chennai 600 028
2. The Sub Registrar Joint IV
Office of the sub Registrar,
Kancheepuram



WP No. 1204 of 2



SENTHILKUMAR RAMAMOORTHY, J.

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