



W.P.(MD) No.19047 of 2026

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BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 09.07.2026

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THE HON'BLE MR.JUSTICE C.SARAVANAN

W.P.(MD)No.19047 of 2026

and

W.M.P.(MD)No.14087 of 2026

M.Sriram

... Petitioner

Vs.

The Sub Registrar,
Sub Registrar Office,
Bodinayakanur,
Theni District.

... Respondent

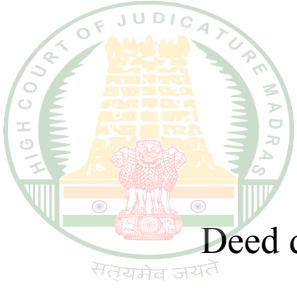
Prayer : Writ Petition filed under Article 226 of the Constitution of India, for issuance of a Writ of Certiorarified Mandamus calling for the records relating to the impugned refusal slip in TP/283434474/2026 dated 25.06.2026 issued by the respondent and quash the same as illegal and consequently direct the respondent to register the sale deed presented by the petitioner within a time stipulated by this Court.

For Petitioner : Mr.M.Arikaran

For Respondent : Ms.P.Sudarkodi Natchiyar
Government Standing Counsel

ORDER

The petitioner is before this Court challenging the impugned Refusal Check Slip dated 25.06.2026, whereby the registration of the Sale



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Deed dated 23.06.2026 has been refused on the following three grounds:

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1. போடிநாயக்கனார் மாண்புமையுடைய உரிமையியல் மற்றும் நீதித்துறை நடுவர் நீதிமன்ற வழக்கு எண்.55/14, நாள்.29.01.2025-ல் தீர்ப்பாணையில் ஆவண எண் .105/2011 நீக்கரவு செய்யும்படி (ஆவண இரத்து செய்யப்பட்டுள்ளது) செயல் வலியுறுத்துக்கட்டளைப் பிறப்பிக்கப்பட்டுள்ளது.
2. முன் ஆவண எண்.105/2011-ல் PACL க்கு கட்டுப்பட்ட சொத்துக்களுடன் சேர்த்து PACL க்கு கட்டுப்படாத சொத்துக்களும் கிரையம் பெறப்பட்டுள்ளது. தற்போது பதிவுக்கு தாக்கல் செய்யப்பட்டுள்ள ஆவணத்தில் கட்டுப்பட்ட சர்வே எண்கள் பதிவுத்துறைத்தலைவர் அவர்கள், சென்னை அவர்களின் சுற்றறிக்கை ந.க.எண்.7842/C1/2022 நாள்.05.03.2012-கீழ் வழங்கப்பட்ட PACL சர்வே எண்ணின் PST-ல் இடம்பெறவில்லை.
3. மேற்படி சொத்தில் புது சர்வே எண்.637/3C-க்கு பாக்கியம், காளிதாஸ் அவர்களால் டி.குமரன்-க்கு ஒரு பொது அதிகார ஆவணம் எழுதி 512/2017-ல் பதிவு செய்து கொடுக்கப்பட்டுள்ள ஆவணம் 4656/2019-க்கு ரத்து செய்யப்பட்டுள்ளது. ஆனால் சர்வே எண்.637/3C-க்கு பட்டா காளிதாஸ் (க/பெ) தங்கமணிராஜ் அவர்களின் பெயரில் பட்டா ஏற்பட்டுள்ளது.

2. The Sale Deed has been executed in favour of the petitioner, M.Sriram, by M/s. Senzo Engineering Private Limited, represented by its Managing Director, Zacharias Madallyatta Mathew. Under the said Sale Deed, the Executant has agreed to convey lands comprised in different survey numbers for a total sale consideration of Rs.27,10,000/-.

3. Insofar as Objection Nos.1 and 2 contained in the impugned Refusal Check Slip are concerned, the learned Standing Counsel for the respondent fairly conceded that the objections have been raised on



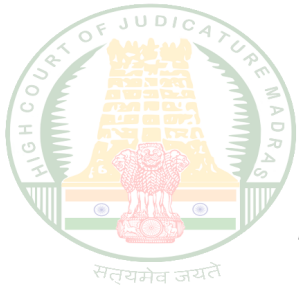
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account of an inadvertent error. She also substantiated the same by drawing the attention of this Court to the Judgment and Decree dated 29.01.2015 passed by the District Munsif-cum-Judicial Magistrate Court, Bodinayakanur, in O.S.No.55 of 2014.

4. The learned Standing Counsel further submitted that the property in question does not fall within the purview of the proceedings initiated by SEBI, which are under the supervision of Hon'ble Justice R.M. Lodha (Retd.), former Chief Justice of India, who has been appointed as the Administrator.

5. Insofar as Objection No.3 is concerned, the schedule to the Sale Deed indicates that the petitioner proposes to purchase an extent of 3.98 Acres in Survey No.637/3C, covered under Patta No.11336, which is stated to stand in the name of one Kalidoss.

6. Objection No.3 itself records that the said Kalidoss, along with one Packiyam, had executed a registered Power of Attorney bearing Document No.512 of 2017, which was subsequently cancelled by a registered Cancellation Deed bearing Document No.4656 of 2019.



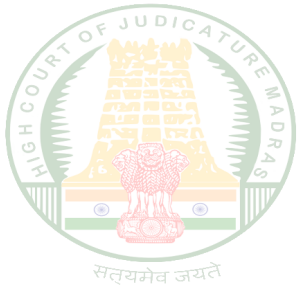
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7. A specific query was put to the learned counsel for the petitioner as to the manner in which M/s. Senzo Engineering Private Limited has derived title so as to execute the Sale Deed in favour of the petitioner.

8. When the matter was taken up today, the learned counsel for the petitioner produced a copy of the Encumbrance Certificate dated 08.07.2026.

9. A perusal of the Encumbrance Certificate shows that, insofar as Survey No.637/3C is concerned, the property had been conveyed by Jiji Varghese P.J. to Zacharias Madallyatta Mathew under Sale Deed dated 07.01.2011 registered as Document No.105 of 2011. Therefore, *prima facie*, insofar as the property comprised in Survey No.637/3C is concerned, the conveyance can only be executed by Zacharias Madallyatta Mathew in his individual capacity and not in his capacity as the representative of M/s. Senzo Engineering Private Limited. Consequently, appropriate corrections shall be carried out in the preamble as well as in the relevant recitals of the Sale Deed.



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10. Further, the description of the property requires clarification.

WEB COPY The Sale Deed states that, out of a total extent of 1.61.0 Hectares in Survey No.637/3C, an extent of 3.98 Acres is proposed to be conveyed to the petitioner. However, the Encumbrance Certificate reflects the extent in the said survey number as only 2 Acres and 92½ Cents. *Prima facie*, therefore, the property description contained in the schedule to the Sale Deed does not tally with the particulars reflected in the Encumbrance Certificate.

11. The petitioner shall also satisfactorily explain the chain of title, particularly, as to how the property, which originally stood in the names of Kalidoss and Packiyam under Patta No.11336, subsequently came to be conveyed by Jiji Varghese P.J. under the registered Sale Deed dated 07.01.2011 bearing Document No.105 of 2011.

12. The petitioner is, therefore, directed to redraw the Sale Deed by incorporating the necessary corrections in the recitals and by furnishing a complete and accurate description of the property, together with the relevant particulars establishing the chain of title.



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13. Subject to the petitioner complying with the above directions and presenting a fresh document for registration, the respondent shall receive and register the same, if it is otherwise in order and there is no other legal impediment.

14. The Writ Petition stands disposed of accordingly. There shall be no order as to costs. Consequently, the connected Miscellaneous Petition is closed.

NCC : Yes / No
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09.07.2026

To

The Sub Registrar,
Sub Registrar Office,
Bodinayakanur,
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C.SARAVANAN, J.

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