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WP(MD)No.22581 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

Dated : 07.08.2026

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THE HONOURABLE MR. JUSTICE C.SARAVANAN

WP(MD)No.22581 of 2026

and

WMP(MD)No.16838 of 2026

1. M.F.Riyaz Ahamed

2. N.Narayana Selva Rani

... Petitioners

Vs.

1. The Sub-Registrar,
North Veeravanallur,
Tirunelveli District.

2. The Inspector of Police,
Economic Offences Wing(EOW),
Kanyakumari District.

... Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India, praying this court to issue a Writ of Certiorarified Mandamus, calling for the records relating to the impugned refusal check slip in RFL/Vadaku Veeravanallur/58/2026 dated 24-07-2026 and quash the same and consequently direct the 1st respondent to register the Sale Deed dated 23-07-2026 executed by the 2nd petitioner in favor of the 1st petitioner within the time fixed by this Court.

For Petitioner	: Mr.M.Subbiah
For R1	: Mr.S.Vashik Ali
	Additional Government Pleader
For R2	: Mr.P.Vetrivel
	Government Advocate (Crl.Side)



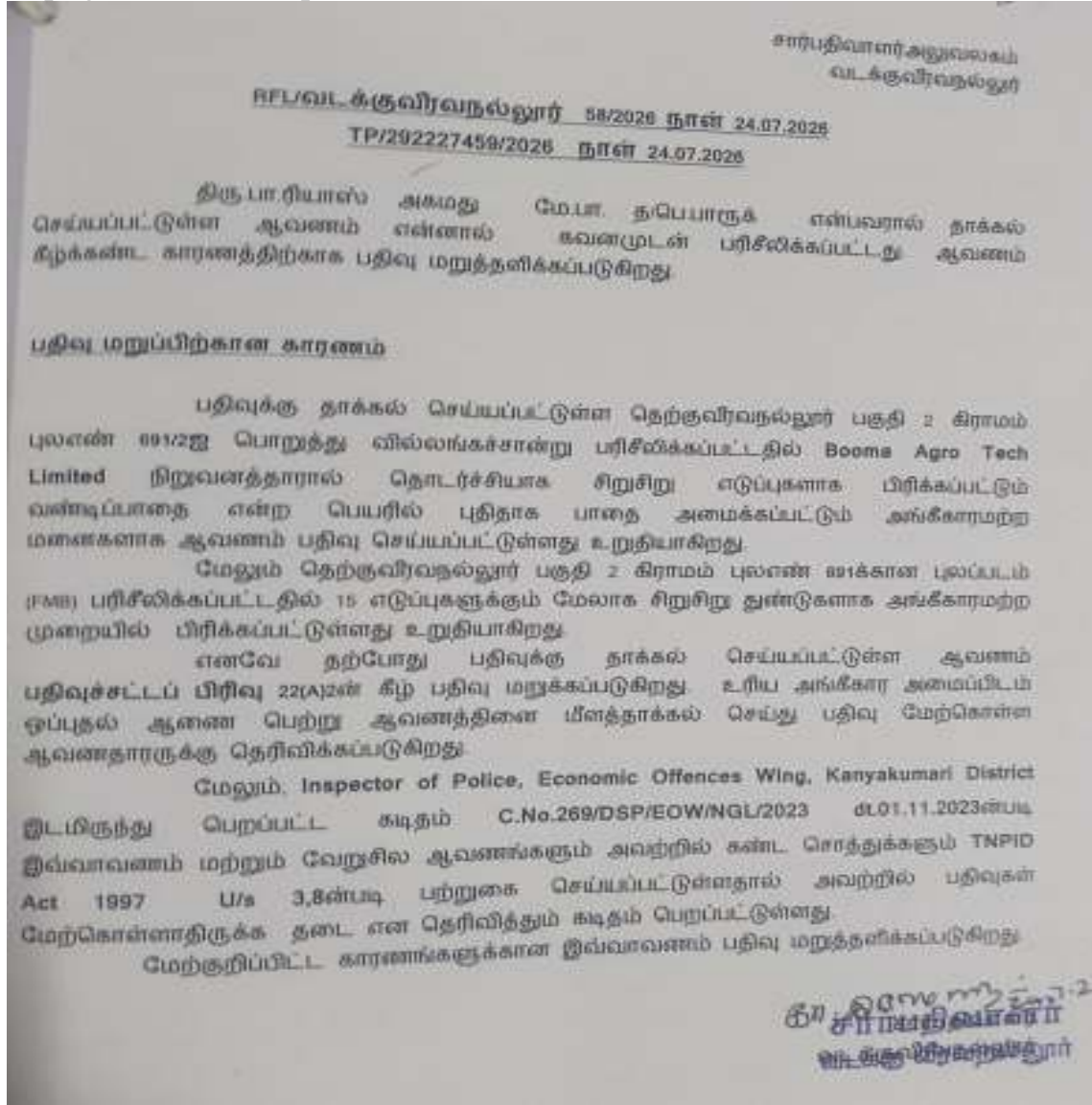
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ORDER

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WMP(MD)No.16838 of 2026 filed to permit the petitioners to file single writ petition is ordered.

2. The petitioner is before this Court against the impugned refusal slip issued by the 1st respondent dated 24/7/2026 bearing Reference No.RFL/Vadaku Veeravanallur/58/2026. The reasons given in the impugned refusal slip are as under:





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3. A communication is said to have been received from the office of the 2nd respondent/Police stating that the case is pending against the original vendor under the provisions of The Tamil Nadu Protection of Interests of Depositors (in Financial Establishments) Act, 1997 (TNPID Act) and The Banning of Unregulated Deposit Schemes Act, 2019 (BUDS Act). It appears that the land in question was originally purchased by M/s.Booma Agro Tech Limited on 27/10/2014 vide Document No.1314. Thereafter, the 2nd petitioner has purchased the said land from the said company on 14/8/2019 vide registered Document No.854/2019. The 1st petitioner has now purchased the same on 23.07.2026 which on presentation, has now been declined to be registered.

4. Learned counsel for the petitioner would rely on the following two decisions:

(i) R.Madhupriya and another vs. Inspector General of Registration and another reported in 2020 SCC OnLine Mad 20112.

(ii) S.Ignatious Sathish and six others vs. The Sub Registrar, North Veeravanallur, Tirunelveli District and another [W.P(MD)No.8818 of 2025 dated 01.04.2025].



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It is submitted that as per the said decisions, there is no scope for entertaining the impugned refusal slip.

5. Learned counsel for the 1st respondent would submit that the 1st respondent is unable to register the sale deed presented on the said date as the 2nd respondent has given an intimation not to register any sale deed.

6. Learned counsel for the 2nd respondent, on the other hand, would submit that the said M/s.Booma Agro Tech Limited, from whom, the 2nd petitioner had purchased the land in the year 2019, is being proceeded for the collections made contrary to the provisions of the TNPID Act and BUDS Act, for the period between 2012 to 2022 [20.06.2012 to 05.06.2022]. No doubt, the 1st respondent cannot act on the instructions from the office of the 2nd respondent. However, it is noticed that the two mentioned enactments have been enacted to protect the interests of the depositors who have been cheated by the financial establishments by accepting deposits without statutory compliance. However, Section 3 of the TNPID Act mandates attachment by the Government by an order to protect the interests of the depositors. It is noticed that no such attachment has been effected till date in terms of Section 3 of the TNPID Act although



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FIR has been registered in Crime No.2/2022 as early as on 06.06.2022. It appears that charge sheet has also been filed in C.C.No.23 of 2025 before the TNPID Court at Madurai. Unless there is an attachment order by the Court or by the Government under Section 3 of the TNPID Act, there can be no embargo for registration. At the same time, since the registrations are meant to reflect the transactions, I direct the respondents to register the sale deed presented with an endorsement that such registration of sale is subject to the proceedings under the TNPID Act and BUDS Act and Crime No.2/2022.

7. With the above direction, the Writ Petition stands disposed of. No costs.

07.08.2026

Index : Yes / No
Neutral Citation : Yes / No
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To

1. The Sub-Registrar,
North Veeravanallur,
Tirunelveli District.

2. The Inspector of Police,



Economic Offences Wing(EOW),
Kanyakumari District.

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C. SARAVANAN, J.

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ORDER MADE IN
W.P(MD)No.22581 of 2026
DATED : 07.08.2026