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W.P.No.29019 of 2022

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 03.11.2022

CORAM
THE HONOURABLE MR.JUSTICE **M.DHANDAPANI**

W.P.No.29019 of 2022

Sarojini

...Petitioner

Vs.

The Sub Registrar
Officer of Sub Registrar,
Palladam
Tiruppur District.

...Respondent

PRAYER: Writ Petition filed under Article 226 of the Constitution of India to issue a Writ of Certiorarified Mandamus calling for the records of the order in RFL/Palladam/58/2022 dated 08.08.2022 passed by the respondent herein and quash the same and consequently direct the respondent to register the judgment and Decree dated 31.07.2017 made in O.S.No.227 of 2006 on the file of the Hon'ble Principal Subordinate Judge, Tiruppur presented by the petitioner.

For Petitioner : Mr.Ponraj

For Respondents : Mr.G.Krishna Raja
Additional Government Pleader

ORDER

The petitioner has filed this petition for quashment of the proceedings of the respondent in RFL/Palladam/58/2022 dated 08.08.2022, refusing to register the



W.P.No.29019 of 2022

Court decree dated 31.07.2017 made in in O.S.No.227 of 2006 on the file of the Hon'ble Principal Subordinate Judge, Tiruppur and for a consequential direction to the respondent to register the same.

2. The case of the petitioner is that he is the owner of the agricultural land measuring to an extent of 0.64 Acres in S.F.No.230/2B at Kodangipalayam Village in Palladam Taluk of Triuppur District, having being purchased the same by virtue of a Sale Deed dated 16.03.2004, on the file of the Sub-Registrar, Palladam. After selling an extent of 0.31½ Acres to one Kalamani on 15.04.2005, the petitioner is in possession and enjoyment of the remaining extent together with other enjoyment rights such as easementary rights, etc., Since the adjacent land owners were causing disturbance to the petitioner, he filed a suit for permanent injunction in O.S.No.227 of 2006 on the file of the Principal Subordiante Judge, Tiruppur and the same was decreed on 31.01.2017. Thereby, the petitioner presented the application before the respondent for registration on 08.08.2022, however, the respondent refused to register the same, vide Refusal Check Slip RFL/Palladam/58/2022 dated 08.08.2022 on the ground that the decree has been presented for registration after 8 months, which is contrary to the period stipulated in Section 23 and Rules 25 & 34 of the Registration Act, 1908. Hence, the present Writ Petition is filed.



W.P.No.29019 of 2022

WEB COPY

3. Learned counsel for the petitioner submits that no time limit is prescribed under the Registration Act with regard to registration of a decree. Therefore, citing delay in presenting the document as reason for not registering the same is not sustainable.

4. The learned counsel for the petitioner would rely on a decision of the Hon'ble Division Bench of this Court in the case of ***S.Lingeswaran vs The Sub Registrar*** in ***W.P.No.9577 of 2021*** dated 23.04.2021, and in the said decision the Division Bench of this Court followed the earlier decisions reported in ***2007 (2) TCJ 68 (A.K.Gnanasankar vs. Joint -II Sub Registrar, Cuddalore)*** and ***2019 (3) MLJ 571 (S.Sarvothaman vs. The Sub-Registrar, Oulgarpet)***, wherein the Court held that, the Court decree is not a compulsorily registrable document and the option lies with the party in such circumstances. He would particularly rely on paragraphs 6 to 9 of the above decision, which are extracted hereunder:

“6. A Full Bench of the Andhra Pradesh High Court in Padala Satyanarayana Murthy Vs. Padala Gangamma, reported in AIR 1959 AP 626, has held that a decree/order passed by a competent Court is not compulsorily registrable document and the party cannot be compelled to get the



document registered when there is no obligation cast upon him to register the same. Subsequently, a Division Bench of this Court in A.K.Gnanasankar Vs. Joint-II Sub Registrar, Cuddalore reported in 2007 (2) TCJ 68, has held that, a decree is a permanent record of Court and the limitation prescribed for presentation of the document under Sections 23 and 25 of the Registration Act, is not applicable to a decree presented for registration.

7. The above judgments have been followed in number of judgments of this Court and recently another Division Bench of this Court in S.Sarvothaman Vs. The Sub-Registrar, Oulgaret reported in (2019) 3 MLJ 571 has held that, as the Court decree is not a compulsorily registerable document and the limitation prescribed under the Registration Act would not stand attracted for registering any decree. The relevant portion of the judgment reads as follows:

"21. By applying the decision in the case of Padala Satyanarayana Murthy to the facts of the case, the only conclusion that could be arrived at is that a court decree is not compulsorily registerable and that the option lies with the party. In such circumstances, the law laid down by this Court clearly states that the limitation prescribed under the Act would not stand attracted."



W.P.No.29019 of 2022

8. *The above judgment was followed in Anitha Vs. The Inspector of Registration in W.P.No.24857 of 2014 dated 01.03.2021, wherein it is held that the Registrar cannot refuse registration of a Court decree on the ground of limitation.*

9. *In view of the above settled position of law, the respondent Sub Registrar cannot refuse to register the decree on the ground that it is presented beyond the period prescribed under Section 23 of the Registration Act. In such circumstances, the impugned refusal check slip issued by the respondent is not sustainable and it is liable to be set aside. Accordingly, the writ petition is allowed and the impugned order passed by the respondent is set aside and the respondent is directed to register the decree, if it is otherwise in order. No costs."*

5. Learned Additional Government Pleader appearing for the respondents submitted that the said application was rejected under section 23 and 25 of the Registration Act, 1908.

6. It is not in dispute that the petitioner is in possession of a Court decree, which, when presented was not entertained citing delay in submission. It is to be pointed out that this Court in a catena of decisions had held that the Registrar cannot refuse registration of a Court decree on the ground of limitation. That being



W.P.No.29019 of 2022

the case, the facts in the present case are identical to Ligeswaran's case and the ratio laid therein stands squarely attracted. Therefore, the rejection order is wholly in contravention of the order passed in *Lingeswaran's* case (*supra*).

7. Accordingly, this writ petition is allowed and the impugned order passed by the respondent is set aside and the matter is remanded to the respondent and the respondent is directed to entertain the decree in O.S.No.227 of 2006, dated 31.01.2017 passed by the learned Principal Subordinate Judge, Tiruppur without referring the delay. No costs.

03.11.2022

gba

Speaking Order/ Non Speaking Order

Index: Yes/ No

Internet: Yes/ No

To

The Sub Registrar
Officer of Sub Registrar,
Palladam
Tiruppur District.



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W.P.No.29019 of 2022

M.DHANDAPANI,J.

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W.P.No.29019 of 2022



WEB COPY



W.P.No.29019 of 2022

03.11.2022