



W.P (MD).No.27234 of 2024

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 14.11.2024

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THE HONOURABLE MR. JUSTICE **G.K.ILANTHIRAIYAN**

W.P (MD).No.27234 of 2024

M.Velammal

... Petitioner

Vs.

The Joint I Sub Registrar,
Sub Registrar Office,
58/1 Cutchery Road,
Virudhunagar 626 001,
Virudhunagar District.

... Respondent

Prayer: Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the respondent to register petitioner's sale document of her property of house bearing No.4/720 situate at Sulakarai Village, Aruppukottai Taluk, in Survey No.251/5, Plot No.2 to an extent of 2.80 cents and another house and property of 1221 3/4 sq.ft on the Eastern side of the above said plot number by considering the petitioner's representation in No.TP/198298818/2024 dated 04.11.2024.

For Petitioner : Mr.s.Karthikeyan

For Respondent : Mr.D.Sadiq Raja
Additional Government Pleader



W.P (MD).No.27234 of 2024

ORDER

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This writ petition has been filed for a direction directing the respondent to register the sale deed, which was presented for registration by the petitioner in respect of the property comprised in Survey No.251/5, Plot No.2 to an extent of 2.80 cents at house No.4/720 situated at Sulakarai Village, Aruppukottai Taluk and another house and property of 1221 3/4 sq.ft on the Eastern side of the above said plot number.

2. By consent of both parties, the Writ Petition is taken up for final disposal at the admission stage itself.

3. Heard the learned counsel appearing on either side and perused the materials placed before this Court.

4. The petitioner's husband had purchased a house site situated at Sulakarai Village, Aruppukottai Taluk in Survey No.251/5, Plot No.2 to an extent of 2.80 cents and another property of 1221 3/4 sq.ft by a registered sale deed dated 10.08.1994. Thereafter, they had constructed a house and assessed property tax. While being so, her husband died leaving behind the petitioner



W.P (MD).No.27234 of 2024

and his two daughters as his legal heirs. While being so, when the petitioner won't get the original sale deed, which was lost and as such, she also lodged a complaint before the Inspector of Police, Virudhunagar West Police Station. The petitioner was issued non-traceable certificate pertaining to the original parent deed, dated 10.08.1994. Thereafter, the petitioner decided to sell the property for the welfare of her daughters and sold the subject property in favour of the third party and presented for registration. However, the sale deed was not registered and insisting the petitioner to produce the original parental title deed in respect of the subject property.

5. This issue has already been dealt with by the Hon'ble Division Bench of this Court recently in ***WA.No.1160 of 2024*** by judgment dated ***27.09.2024***. The relevant portion of the judgment is extracted hereunder:-

“7. The law relating to transfer of immovable property is governed by the substantial enactment namely, The Transfer of Property Act, 1882. The right to hold property and the right to be not deprived of property without reasonable compensation is a constitutional right ensured under Article 300A of the Constitution of India. Being a constitutional right, it is one step superior to even the fundamental rights, as there cannot be a reasonable restriction on the said right and no one can be deprived of the property without reasonable compensation. The right to hold the property also takes in its fold the right to deal with the property. No doubt, the second



WEB COPY



W.P (MD).No.27234 of 2024

proviso to rule 55-A of the Tamil Nadu Registration Rules mandates that the original of the antecedent document should be produced to enable registration of a subsequent instrument. Of course, a way-out is provided namely, the production of non traceability certificate from the police department. We should also be conscious of the fact that any certificate from any Government department, as of today, comes only at a price for an ordinary citizen. An elaborate procedure has also been fixed for issuance of non traceability certificate. We have come across several instances where, because of the high pricing of and the complicated procedure involved in obtaining a non traceability certificate, instances of people obtaining non traceability certificate from the neighbouring States has increased.

8. The fundamental principle of law relating to transfer of immovable property is caveat emptor. A buyer of the property is required to be careful in not purchasing certain properties which are already encumbered or from person who does not have title. Even if a person sells a property that does not belong to him, there is no provision in the Registration Act, 1908, to enable the Registrar to refuse registration except Section 22-A and Section 22-B, which have been introduced recently in the year 2022 by the State Legislature insofar as Tamil Nadu is concerned. Even Section 22-A and Section 22-B do not authorise refusal of registration on the ground that the original of the prior's title deed has not been produced. We are unable to resist observing that Rule 55-A has been stealthily introduced as a subordinate legislation only to enable Registrars refuse to register instruments indiscriminately. Neither Section 22-A nor Section 22-B authorise a Registrar to refuse to register instruments on the grounds specified under Rule 55-A. No



doubt, Mr.Ramanlaal falls back on the power of Superintendence conferred on the Chief Controlling Revenue Authority and the District Registrars under Section 68 of the Registration Act, 1908. Section 68 reads as follows:

“68. Power of Registrar to superintend and control Sub-Registrars.

(1) Every Sub-Registrar shall perform the duties of his office under the superintendence and control of the Registrar in whose district the office of such Sub-Registrar is situate.

(2) Every Registrar shall have authority to issue (whether on complaint or otherwise) any order consistent with this Act which he considers necessary in respect of any act or omission of any Sub-Registrar subordinate to him or in respect of the rectification of any error regarding the book or the office in which any document has been registered.”

9. The power conferred under Section 68 of the Registration Act, 1908, is only a supervisory jurisdiction and it invests the power in the Registrars to issue any order consistent with the Act. As we already observed, the provision of Section 55-A inserted in the rules has no statutory authority. Section 69 of the Registration Act 1908, enables the Inspector General to make rules providing for the matters that are set out in Clauses (a) to (h). The provision namely, Section 69 further provides that the rule so framed shall be consistent with the provisions of the Act. Therefore, the rules made by the Inspector General of Registration exercising the power under Section 69 cannot override the provisions of the Act. Rule 162 of the Registration Rules prescribes the circumstances under which a Registrar can refuse to register an instrument. Clause 20 has been added to Rule 162 to enable the Registrar to refuse registration, if the presentant does not produce the original deed or record specified in Rule 55A. We do not propose to delve into the validity or otherwise of the rule, but we must record that prima facie,



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W.P (MD).No.27234 of 2024

the rule overreaches the legislation and it is beyond the powers of the Inspector General of Registration under Section 69.

10. Adverting to the facts on hand, the document that is sought to be registered is a release deed executed by the sister in favour of the brother. The document recites that the property belonged to the father. The parties are not strangers to each other. They have produced registration copies of the antecedent documents which are registered in the very same office. Unless the Registrar has a doubt regarding the genuineness of the copies issued by his own office, insistence on production of originals is a superfluous exercise. As we had already stated, it is a common knowledge and accepted phenomena today that one cannot secure a certificate from a Government office without the price. In such situation, driving executant of documents to obtain a non traceability certificate in case of lost document in every case, will result only in encouraging under hand dealings. When certified copies have been produced and it is not impossible for the Sub Registrar to have it verified with the original record that is available in his own office, insisting upon a non traceability certificate appears to be rather a wasteful exercise. Even in Punithavathy's case referred to supra, we have observed that the Registrars will not refuse registration particularly, when the parties to the documents are relatives and they take the risk of obtaining the document without examining the title. The copies of the documents have already been produced. The Sub Registrar could have verified the same with the original records in his office and register the instrument without dogmatically refusing registration. We, therefore, do not find any substance in the argument of Mr.Ramanlaal, learned Additional Advocate General. We, therefore, set aside the order of the learned Single Judge as well as the



WEB COPY



W.P (MD).No.27234 of 2024

impugned check slip. We direct the Sub Registrar, Rasipuram, to register the release deed. We permit the appellant to re-present the release deed within four weeks from today and upon such re-presentation, the Sub Registrar, Rasipuram, will register the instrument without insisting on production of originals within 15 days from the date of presentation.”

6. Therefore, the respondent cannot insist the petitioner to produce the original parent document for verification. In view of the above, the petitioner is directed to re-present the sale document for registration and on receipt of the same, the respondent is directed to register the sale deed presented by the petitioner and release the document forthwith, without insisting for production of the parent document in respect of the subject property. Accordingly, this writ petition is allowed. No costs.

Internet : Yes

Index : Yes/No

Speaking/Non Speaking order
am

14.11.2024

To

The Joint I Sub Registrar,
Sub Registrar Office,
58/1 Cutchery Road,
Virudhunagar 626 001,
Virudhunagar District.



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W.P (MD).No.27234 of 2024

G.K.ILANTHIRAIYAN, J.

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W.P (MD).No.27234 of 2024

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