



W.P.No.18127 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 15.05.2025

CORAM

THE HONOURABLE MR. JUSTICE V.LAKSHMINARAYANAN

W.P.No.18127 of 2025

M.K.Ramesh

... Petitioner

Vs.

1.The Inspector General of Registration,
Pattinampakkam, No.100,
Santhome High Road, Chennai - 600 028.

2.The Deputy Inspector General of Registration,
Cuddalore, Door No.50, Sankara Naidu Street,
Thiruppathiripuliyur, Cuddalore - 607 002.

3.The District Registrar,
Tindivanam District,
63/a, Perumal Kovil Street, Pattanam,
Murungapakkam, Tindivanam - 604 001.

4.The Sub-Registrar,
Office of Joint-1, Sub-Registrar, Thindivanam,
373, Nehru Veedhi, Taluk Office Campus,
Tindivanam HO - 604 001.

...Respondents

Prayer:- Writ petition filed under Article 226 of the Constitution of India
praying to issue a Writ of Mandamus, directing the 4th respondent to



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register the sale deed dated 27.04.2025 bearing TP/217179980/2025 presented by the petitioner and consequently release the registered sale deed to the petitioner within the time stipulated by this Court.

For Petitioner : Mr.B.Vijay

For Respondents : Mr.Karthik Jaganathan,
Government Advocate

ORDER

The petitioner seeks for the following relief:-

To issue a Writ of Mandamus, directing the 4th respondent to register the sale deed dated 27.04.2025 bearing TP/217179980/2025 presented by the petitioner and consequently release the registered sale deed to the petitioner within the time stipulated by this Court.

2. The petitioner states that the properties situated in S.No.78/4A, 79/4, 81/1, 82/1 and 74/1A at Kilsiviri Village, Tindivanam Taluk, Villupuram District belonged to one Usha Rani and Donald Serg. The petitioner proposed to purchase the property from the aforesaid persons through their power agent one Sundaara Vadivelu and Kowsalya. The agreement entered into between the power agent and the petitioner was to

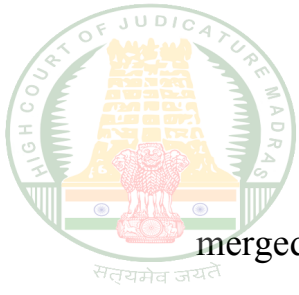


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purchase the property for a sum of Rs.1,10,40,000/- (Rupees One Crore Ten Lakhs and Forty Thousand only). When the document was presented for registration, the respondent refused to receive the same. Hence, the Writ Petition.

3. When the matter was taken up for admission, Mr.Karthik Jaganathan, learned Government Advocate submitted that the document will be received and appropriate orders will be passed thereon. He pleads that there is an issue on stamp duty as well as to whether the property originally sold as plots can be clubbed together and sold as agricultural lands.

4. Insofar as the first issue is concerned, the Sub-Registrar is not the Authority under the Indian Stamp Act. Section 47-A calls upon the Sub-Registrar to receive the document, register the same and thereafter if he entertains a doubt, he shall refer it to the appropriate Authority under the Stamp Act. The Sub-Registrar, at the outset, on the ground of undervaluation cannot refuse to receive or register the document. Insofar as the second issue is concerned, he shall hear the writ petitioner as to whether the property continues to be a layout or whether it has been



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merged as agricultural land and thereafter pass appropriate orders.

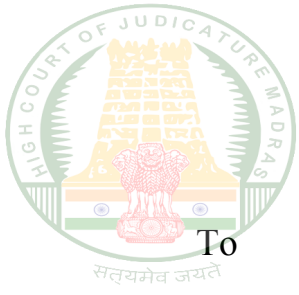
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5. With the above directions, this Writ Petition is disposed of. No costs.

15.05.2025

dsa

Index : Yes/No
Internet : Yes
Neutral Citation : Yes/ No
Speaking Order/ Non-Speaking Order



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To

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V.LAKSHMINARAYANAN. J.,

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