



WEB COPY

WP No. 29703 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 14-08-2025

CORAM

THE HONOURABLE MR.JUSTICE MOHAMMED SHAFFIQ

WP No. 29703 of 2025

Anbarasu

Petitioner

Vs

1.The District Registrar (Administration)
Chengalpattu District,
Chengalpattu.

2.The Sub Registrar
Tiruporur,
Chengalpattu District.

Respondents

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 2nd respondent vide refusal No. RFL / Tiruporur/ 53/ 2025 dated 24.07.2025 and quash the same subsequently direct the 2nd respondent to register the petitioners document of sale deed dated 24.07.2025 and pass

For Petitioner : Mr.N.Ranjith Kumar

For Respondents : Mr.U.Baranidharan,
Special Government Pleader
For R1 & R2



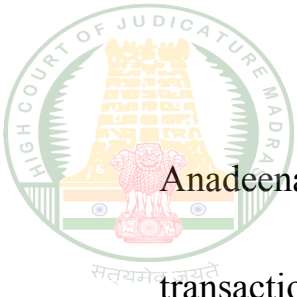
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ORDER

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself.

2. The present Writ Petition is filed challenging the refusal check slip dated 24.07.2025 of the 2nd respondent whereby the sale deed which was sought to be registered was refused registration on the premise that subject property comprised in Old Survey Nos.86/1, (New Survey No.86/1A1E4), as per patta Survey Nos.86/1A1B, 86/1A1C, 86/1A1D, 86/1A1F, 86/1A1G, 86/1A1H, 86/1A1I measuring an extent of 1200 Sq.Ft situated at Thazhambur village, Tiruporur Taluk, Chengalpattu District is shown as “Anadeenam” (Land belongs to the Government) thus, Section 22-A(1)(i) of the Registration Act, 1908 gets attracted.

3. It is submitted by the learned counsel for petitioner that the reason stated in the refusal check slip is that the subject properties are classified as



Anadeenam which is infact wrong. He would submit that this is not the first transaction and there has been atleast three earlier transactions of sale.

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Therefore, these are all private properties and thus the refusal check suffers from error apparent. He would also submit that the refusal check slip has been issued without affording an opportunity of hearing to the petitioner thereby the petitioner was unable to putforth his objections.

4. At this stage, the learned Special Government Pleader appearing for respondents 1 & 2 would submit that the petitioner may represent the sale deed alongwith their response to the refusal check slip as to how these are not Anadeenam lands but that they are private patta property/land with relevant documentary evidence. If any such representation is made, the same would be considered after issuing notice and affording an opportunity of hearing to the petitioner and all other interested / necessary parties including rival claimants if any. He further submitted that, if necessary be, they may also request the Jurisdictional Tahsildar (or) appropriate authority to conduct enquiry as to the



classification or nature of the lands.

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5. In view thereof, the impugned Refusal Check Slip dated 24.07.2025 is set aside. It is open to the petitioner to submit their objections / representation to the impugned refusal check slip along with the sale deed and relevant documentary evidence. If any such representation is made, the concerned respondent herein shall conduct an enquiry after issuing notice and affording an opportunity of hearing to the petitioner as well as the Jurisdictional Tahsildar/appropriate authority, if required and all other interested parties including rival claimants, if any and register the sale deed if it is otherwise in order. If for any reason, registration of sale deed is sought to be refused, the respondents shall issue refusal slip/order assigning appropriate reasons.

6. Accordingly, this Writ Petition stands disposed of. No costs.

14-08-2025

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

Nhs



WEB COPY

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WEB COPY

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MOHAMMED SHAFFIQ J.

Nhs

To

1.The District Registrar
(administration)
Chengalpattu District, Chengalpattu

2.The Sub Registrar
Tiruporur , Chengalpattu District

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