



WEB COPY

WP No. 35356 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 21-11-2025

CORAM

THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 35356 of 2025

B.T.Arasakumar,
S/o.Late.Thiyagarajan,
No.5, M.P.Avenue, Majestic Colony,
Saligramam, Chennai-93. Petitioner(s)

Vs

1.The Sub Registrar,
Avinashi Sub Registration Office,
Avinashi, Tiruppur District Salem.

2.Karunaiammal,
W/o. Subramaniam,
No.2/22, Kovil Thottam, Elachipalayam,
Karuvalur Village, Avinashi Taluk,
Tirupur District – 641 670.

3.S.Kanagaraj,
S/o. Subramaniam,
No.2/22, Kovil Thottam, Elachipalayam,
Karuvalur Village, Avinashi Taluk,
Tirupur District – 641 670.

(R2, R3 Impleaded Vide Order Dated 23.10.2025
Made In WMP.40932/2025 In Wp.35356/2025 By Respondent(s)
KRJ)



PRAYER:-Writ Petition filed under Article 226 of the Constitution of India, praying for an issuance of Writ of Certiorarified Mandamus, calling for the records of the respondent in connection with the impugned Refusal check slip order passed by the respondent in RFL/Avinashi/5/2005 dated 25.06.2025 and quash the same and consequently direct the respondent herein to register the petitioner's Sale deed dated 25.6.2025.

For Petitioner(s): Mr.P.Chandrasekaran

For Respondent(s): Mr.U.Baranidharan
Special Government Pleader
for R1

Mr.N.S.Sivakumar,
For R2 and R3

ORDER

This writ petition has been filed by the petitioner challenging the impugned Refusal check slip issued by the respondent in RFL/Avinashi/5/2005 dated 25.06.2025.



2.Learned counsel for the petitioner would submit that the petitioner intend to purchase 4.60 ½ cents of land situated at old Survey No.334, New Survey No.334/1A, 3334/1B, 334/2A and 334/2B, Karuvalur Village, Tirupur District from one Kavitha, through two sale deeds dated 25.06.2025 and presented the same for registration. However, the 1st respondent refused to register the sale deeds stating that there was no available land for the executor to execute the above mentioned sale deeds and issued the impugned refusal check slip dated 25.06.2025.

3.He would further submit that originally the land to an extent of 9.21 cents was purchased by the husband of the petitioner's vendor and his brother jointly. Out of the jointly purchased 9.21 cents of land, the husband of the petitioner's vendor bequeathed half of the share in her favour through the Will dated 06.09.2001. Therefore, the petitioner's vendor Kavitha acquired the subject property through the Will dated 06.09.2001 executed by her husband. The respondents 2 and 3 are the in-laws of the petitioner's vendor, who have



given no objection for selling the subject property. However, without conducting any enquiry, the 1st respondent had refused to register the sale deeds dated 25.06.2025. Hence, he prayed to set aside the impugned refusal check slip dated 25.06.2025 and direct the 1st respondent to register the sale deeds presented by the petitioner.

4.Learned Special Government Pleader appearing for the 1st respondent would submit that no enquiry has been conducted in the present case and appropriate orders may be passed.

5.Heard the learned counsel for the petitioner; learned Special Government Pleader appearing for the 1st respondent and the learned counsel for the respondents 2 and 3.

6.Considering the submissions made by either parties, this Court is of the view that, if any uncertainty arises regarding the entitlement of the petitioner's



vendor in the subject property, the 1st respondent has to issue notice to the parties concerned before taking a decision. In the present case, without conducting any enquiry, the 1st respondent has rejected the sale deeds presented by the petitioner. Therefore, the impugned refusal check slip is liable to be set aside.

7. Accordingly, the impugned refusal check slip dated 25.06.2025 is set aside. The petitioner is directed to re-present the sale deeds before the 1st respondent. Upon re-presentation of the sale deeds dated 25.06.2025, the 1st respondent is directed to issue notice to the petitioner; petitioner's vendor and the respondents 2 and 3. After conducting enquiry, the 1st respondent is directed to take a decision regarding the registration of the sale deeds dated 25.06.2025.

8. With the above directions, this writ petition is disposed of. No costs.

21-11-2025

rst



WP No. 35356 of 2025



Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

To:-

The Sub Registrar,
Avinashi Sub Registration Office,
Avinashi, Tiruppur District Salem.



WEB COPY

WP No. 35356 of 2025



KRISHNAN RAMASAMY J.

rst

WP No. 35356 of 2025



WEB COPY

WP No. 35356 of 2025



21-11-2025