



W.P.No.35566 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

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Dated : 18.09.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.35566 of 2025

K.Varadhappan

... Petitioner

Vs.

1. The Inspector General Registration,
Registration Department,
Santhome Chennai 600 004

2. The District Registrar
Registration Department Chengalpattu,
Chengalpattu District

3. The Sub Registrar
Thiruporur Sub Registrar Office Thiruporur,
Chengalpattu District

... Respondents

Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus, Calling for the records of the impugned Refusal slip dated 08.09.2025 in Rfusal No. RFL / Thiruporur / 64 / 2025 issued by the 3rd respondent and quash the same and consequently direct the 3rd respondent to register the sale deed



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of the petitioner dated 08.09.2025 in respect of his property in Survey No 248/7 (old S. No 107/6) measuring to an extent of 2160 sq. ft. situated at Alaththur village, Thiruporur Taluk chengalapttu district

For Petitioner : Mr.M.R.Jothimanian

For Respondent : Mr.U.Baranidharan, SGP

ORDER

This writ petition has been filed challenging the impugned Refusal slip dated 08.09.2025 in Refusal No. RFL/Thiruporur/64/2025 issued by the 3rd respondent.

2. Mr.U.Baranidharan, learned Special Government Pleader, takes notice on behalf of the respondents.

3. By consent of the parties, the main writ petition is taken up for disposal at the admission stage itself.



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4. The learned counsel for the petitioner would submit that in this case, the petitioner, being absolute owner of the subject property, had presented a sale deed dated 08.09.2025 pertaining to the said property. However, the respondent had refused the registration of said sale deed on the ground that the petitioner did not have patta for the subject property. According to the petitioner, the subject property was obtained by him vide partition deed dated 29.05.2024 and thereafter, he had not applied for separate patta since he is selling the property to the 3rd party. Now, the patta is standing in the name of his father.

5. Further, he would submit that in number of cases, it has been held by this Court as well as the Hon'ble Apex Court that the patta copy is not required for registration of sale deed. Hence, he requests this Court to quash the refusal check slip issued by the respondents.

6. In reply, after taking appropriate instructions, the learned Special Government Pleader appearing for the respondent would submit that due to the non-provision of patta copy, the registration of sale deed



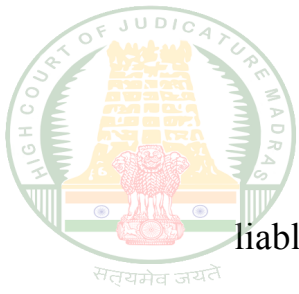
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was rejected by the respondent. However, he clarified and confirmed the submission made by the petitioner with regard to the law laid down by this Court as well as the Hon'ble Apex Court on the aspect of necessity of patta and other documents at the time of registration. Hence, he requests this Court to pass appropriate orders.

7. Heard the learned counsel for the petitioner and the learned Special Government Pleader appearing for the respondent and also perused the materials available on record.

8. In the case on hand, due to the non-provision of patta copy, the registration of sale deed was rejected by the respondent. As rightly submitted by the petitioner, in number of cases, it has been held by this Court as well as the Hon'ble Apex Court that patta copy is not required for registration of sale deed.

9. In view of the above, it is clear that the rejection of registration by the respondent is not in accordance with law and hence, the same is



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liable to be set aside. Accordingly, the impugned Refusal slip dated 08.09.2025 issued by the 3rd respondent is hereby set aside. The 3rd respondent is directed to register the petitioner's sale deed dated 08.09.2025 immediately upon production of the same.

10. With the above directions, this writ petition is disposed of. No cost.

18.09.2025

Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

nsa

To

1. The Inspector General Registration,
Registration Department,
Santhome Chennai 600 004

2. The District Registrar
Registration Department Chengalpattu,
Chengalpattu District

3. The Sub Registrar
Thiruporur Sub Registrar Office Thiruporur,
Chengalpattu District

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KRISHNAN RAMASAMY.J.,

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