



WEB COPY



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16.12.2025

CORAM

THE HONOURABLE MR.JUSTICE SENTHILKUMAR RAMAMOORTHY

W.P.No.36861 of 2024
and W.M.P.No.39814 of 2024

Abimani

... Petitioner

-VS-

1.The Inspector General of Registration,
Santhome, Chennai.

2.The District Registrar,
Cuddalore,
Cuddalore District.

3.The Sub Registrar,
Vridhachalam,
Cuddalore District.

... Respondents

PRAYER: Writ Petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Certiorarified Mandamus, to call for the records relating to the Check Refusal Slip dated 01.10.2024 in Refusal Number: RFL/Veppur – Vridhachalam/94/2024 issued by the 3rd respondent herein, quash the same and direct the 3rd respondent to register the sale deed



dated 01.10.2024 presented by the petitioner in respect of 5 cents (2200 sq.ft.) of land out of 1.30 Acres comprised in Survey No.439/5 of Chepakkam Village, within the limits of Nallur Panchayat Union, Veppur Taluk, Cuddalore District, within the time frame fixed by this Hon'ble Court.

For Petitioner : Mr.S.Shanmugasundaram
for Mr.S.Senthilnathan

For Respondents : Mr.P.Harish,
Government Advocate

ORDER

A partition suit in O.S.No.328 of 2016 was filed. In such suit, a compromise was reached and compromise decree dated 25.04.2024 was issued. As per such compromise, the petitioner's brother executed sale deed dated 01.10.2024 in favour of the petitioner. Upon presentation thereof for registration, the impugned refusal check slip was issued.



2. Learned counsel for the petitioner submits that the refusal is for three reasons. The first reason being non production of parent documents. The second reason being non production of the death and legal heir certificates. The third reason being that it is the sale of a plot in an unapproved lay out. As regards the first and second reasons, he submits that the petitioner would submit the documents called for by the Sub Registrar. Learned counsel submits that the third reason is untenable inasmuch as there is no lay out. He refers to patta no.160 in the name of Karruppu Gounder and points out that it pertains to the larger extent of 52.50 Ares from and out of which 5 cents was conveyed by the petitioner's brother pursuant to the compromise decree.

3. Learned Government Advocate responded to the submissions by stating that the Sub Registrar would carry out an inspection and thereafter determine whether the land purchased by the petitioner forms part of an unapproved lay out.

4. Considering the above submissions, this writ petition is disposed of on the following terms:



(i) The petitioner shall submit the parent documents and the death and legal heirs certificates as agreed to within ***two weeks*** from the date of receipt of a copy of this order.

(ii) Upon receipt thereof, the registering officer shall undertake an inspection of the property to ascertain if it is part of an unapproved lay out.

(iii) The above exercise shall be completed within ***two weeks*** from the date of receipt of documents from the petitioner.

(iv) If it is concluded that it is not part of an unapproved layout, subject to fulfilment of other requirements, the registration shall be completed within ***two further weeks***.

(v) Otherwise, a speaking order of refusal shall be issued.

(vi) No costs.

(vii) Consequently, the connected writ miscellaneous petition is closed.

16.12.2025

rna

Index : Yes / No

Internet : Yes / No

Neutral Citation: Yes / No



WEB COPY

To

- 1.The Inspector General of Registration,
Santhome, Chennai.
- 2.The District Registrar,
Cuddalore, Cuddalore District.
- 3.The Sub Registrar,
Vridhachalam, Cuddalore District.



WEB COPY



SENTHILKUMAR RAMAMOORTHY,J

rna

W.P.No.36861 of 2024
and W.M.P.No.39814 of 2024

16.12.2025