



WEB COPY

WP No. 48832 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16-12-2025

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

**WP No. 48832 of 2025
and WMP.No.54522 of 2025**

Rajamsheela, W/o.Rajkumar,
No.20/1/6-E, Sri Graha 7th Cross Street,
Maravaneri, Hasthampatti,
Salem District-636 007.

..Petitioner

Vs

1. The Inspector General of Registration,
Office of The Inspector General of Registration,
Santhome High Road, Chennai-600 028.
2. The Sub-Registrar, Office of the Sub-Registrar,
Kothagiri, Nilgiris District.

..Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Certiorarified Mandamus calling for the records of the 2nd respondent in refusal slip No.RFL/ Kothagiri/ 134/ 2025 dated 25.11.2025 and quash the same and further direct the 2nd respondent to register the sale deed dated 24.10.2025 in respect of the document presented by the petitioner concerning the property measuring 5.35 cents in survey No.1446 (New Survey No.1121/4) situated at Kotagiri Taluk & Panchayat, Kotagiri Sub-Registration District, Nilgiris Registration District.



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For Petitioner:

Mr. S.Saravanakumar

For Respondents:

Mr.U.Baranidharan, SGP

ORDER

The petitioner executed a sale deed in favour of one Selvamani in respect of 5.35 cents in S.No.1446 at Kotagiri taluk and panchayat. Upon presentation for registration, the request for registration was refused under the impugned refusal check slip.

2. Learned counsel for the petitioner submits that the impugned order is unsustainable because it refers to a registered agreement of sale and circular dated 08.10.2020 as the reason for refusal. He submits that the said order is contrary to the judgment of the Division Bench of this Court in *N.Ramayee v. Sub-Registrar, Registration Department and another, 2020 SCC OnLine Mad 5231 (Ramayee)*.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for both the respondents. He concurs that the matter is governed by the judgment of this Court in *Ramayee*.

4. The registering officer is not entitled to refuse registration on the ground that a registered agreement for sale was executed in relation to the



relevant property. This position was affirmed by the Division Bench of this Court in *Ramayee*. Therefore, the impugned refusal check slip cannot be sustained and is hereby set aside. As a consequence, the petitioner is permitted to re-present the instrument for registration. Within two weeks from the date of re-presentation thereof, subject to compliance with other requirements in this regard, the necessary registration shall be made.

5. With the above observations, the writ petition stands disposed of without any order as to costs. Consequently, connected miscellaneous petition is closed.

16-12-2025

Index : Yes/No

Internet: Yes/No

Neutral Citation : Yes/No

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To

1. The Inspector General of Registration,
Office of The Inspector General of Registration, Santhome High Road,
Chennai-600 028.
2. The Sub-Registrar, Office of the Sub-Registrar, Kothagiri, Nilgiris District.



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SENTHILKUMAR RAMAMOORTHY, J.

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