



WEB COPY

WP No. 50472 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 26-12-2025

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THE HONOURABLE MR.JUSTICE V. LAKSHMINARAYANAN

WP No. 50472 of 2025

Valli

Petitioner(s)

Vs

The Sub Registrar
Thirukovilur Sub-Registrar Office,
Kallakurichi District.

Respondent(s)

PRAYER:-Writ petition is filed under Section 226 of the Constitution of India for the issuance of Writ of Certiorarified Mandamus, calling for the entire records relating to the impugned Refusal Check Slip No.RFL/Thirukovilur/217/2025 dated 16.12.2025 issued by the Respondent quash the same and consequently direct the Respondent to register the settlement deed presented by the petitioner in respect of an extent of 8356 sq. ft. of land, situated at Thirukoilur Village, Kallakurichi District, within a time frame that may be fixed by this Honble Court.

For Petitioner: Ms.N. Gayathri

For Respondent: Mr.U.Bharanidharan, Spl.G.P.



ORDER

The petitioner challenges a Refusal Check Slip issued by the respondent.

The ground of refusal being that the settlement deed, that has been relied upon by the petitioner for tracing title, has been cancelled subsequently. The impugned order also states that after cancellation of the settlement deed, further documents have come into force. Challenging the same, the present writ petition is filed.

2.I heard Ms.N.Gayathri for the petitioner and Mr.U.Bharanidharan, learned Special Government Pleader for the respondent.

3.Mr.U.Bharanidharan, learned Special Government Pleader for the respondent, relying upon a Division Bench judgement of this Court in the case of *Mrs.Shalini Vs. Inspector General of Registration and another* in **WP.No.21523 of 2025** dated **28.10.2025**, states that the respondent has not reached a conclusion regarding the petitioner's right to present the document. He states that the Check Slip can be treated as notice to the petitioner to submit her objection/ explanations; thereafter, the respondent will hear the petitioner and any other person who might be interested in the same and subsequently pass an order. The relevant observation of the learned Division Bench Judgement are extracted hereunder.



“17. Therefore, it is amply clear that the competent authorities under Registration Act have no jurisdiction to adjudicate title, ownership, or decide civil rights between parties. Any reference or findings made relating to a document presented for registration or supportive documents are considered only for the limited purpose of establishing a right to register document under the Registration Act. Any findings made by competent authority would not affect the rights of parties to establish their case independently before Civil Courts based on documents and evidences available on record.

18. The petitioner is at liberty to submit his objection/explanations along with the documents if any to the Registering Authority enabling him to conduct an inquiry and pass recent order under Section 71 of the Act if the grievances of the petitioner are not redressed the petitioner may prefer an appeal under Section 72 of the Act before the Appellate Authority. Thereafter, still aggrieved he may file a civil suit under Section 77 of the Act.

19. At the outset, the scheme contemplated under the Registration Act is to be followed for the purpose of redressal of grievances and thus, the petitioner is at liberty to exhaust the remedy contemplated under the Act”



4.Following the said Division Bench Judgement, the petitioner is at liberty to submit her objection/ representation together with any documents that she sought / desires to substantiate her case. Thereafter, the respondent shall pass appropriate orders either accepting the plea of the petitioner or rejecting the same so as to enable the petitioner to do the needful.

5.Accordingly, the writ petition stands disposed of. However, there shall be no orders as to costs.

SHA

26-12-2025

Index:Yes/No
Speaking/Non-speaking order
Internet:Yes
Neutral Citation:Yes/No



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To

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The Sub Registrar
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V.LAKSHMINARAYANAN J.

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