



W.P(MD)No.6898 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 24.06.2025

CORAM:

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P(MD)No.6898 of 2025

1. M. Thavitturaja

2. S. Subbulakshmi

3. S. Muthukumar

4. S. Sivaraman

5. Tamilselvi

6. S. Venkatesh

7. E. Ramalakshmi

... Petitioners

Vs

The Sub-Registrar,
North Veeravanallur,
Tirunelveli.

... Respondent

PRAYER : Writ Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Certiorarified Mandamus, to call for records relating to the impugned refusal check slip of the respondent in RFL/Vadakku Veeravanallur/8/2025 dated 20.02.2025 and quash the same and consequently to direct the respondent to register the sale deed dated 18.02.2025 executed by the petitioners 2 to 7 in favour of the 1st petitioner and release the same within the time frame fixed by this Court.



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For Petitioners : Mr.K.K.Udayakumar
For Respondent : Mr.S.Saji Bino
Special Government Pleader

ORDER

The present Writ Petition has been filed for the issuance of a Writ of Certiorarified Mandamus, to call for records relating to the impugned refusal check slip of the respondent in RFL/Vadakku Veeravanallur/8/2025 dated 20.02.2025 and quash the same and consequently to direct the respondent to register the sale deed dated 18.02.2025 executed by the petitioners 2 to 7 in favour of the 1st petitioner and release the same within the time frame fixed by this Court.

2.Heard Mr.K.K.Udayakumar, the Learned Counsel for the petitioner, Mr.S.Saji Bino, the Learned Special Government Pleader for the Respondent and perused the material documents available on record.

3.The first petitioner has purchased the land in old S.No.2/1 to 3B, New S.No.2/1B1A measuring an extent of 1.97 acres in Puthukudi Village, Cheranmahadevi Taluk, Tirunelveli District, from the petitioners 2 to 7. Thereafter, when the petitioners 2 to 7 executed a sale deed dated 18.02.2025 in favour of the first petitioner and presented the same for registration to the

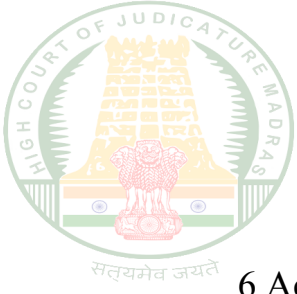


respondent, the respondent rejected the said sale deed through impugned Refusal Check Slip in RFL/Vadakku Veeravanallur/8/2025, dated 20.02.2025, stating that it is an unapproved layout and there is a bar under Section 22A(2) of the Registration Act, 1908.

4.The learned counsel appearing for the petitioners submits that a larger extent of property was already subdivided and sold through various documents from the year 2013 to 2014 and the said sale deeds are extracted hereunder:

வ. எண் .	ஆவணம் எண்	கிராமம்	புல எண்	தூய் ஆவணம் எண்	விஸ்தீரணம்	வகைப் பாடு
1.	162/2013	புதுக்குடி	2 நிர் 1 to 3B	713/1989	345 ச.மீ	மனை
2.	163/2013	புதுக்குடி	2 நிர் 1 to 3B	713/1989	22 ச.மீ	மனை
3.	164/2013	புதுக்குடி	2 நிர் 1 to 3B	713/1989	202.16 ச.மீ	மனை
4.	550/2013	புதுக்குடி	2 நிர் 1 to 3B	713/1989	610.37 ச.மீ	மனை
5.	324/2014	புதுக்குடி	2 நிர் 1 to 3B	713/1989	296.44 ச.மீ	மனை
6.	327/2014	புதுக்குடி	2 நிர் 1 to 3B	713/1989	221.11 ச.மீ	மனை

5.Since all the sales were prior to 2016, the respondent cannot object to registering the present sale deed. Further, the petitioner has not created any new layout or road. They are already in existence. Therefore, through the impugned order, the respondent has rejected the said sale deed stating that it is unapproved layout and attracted Section 22A(2) of the Registration Act, 1908, is not correct. Hence, the impugned refusal check slip is liable to be quashed.



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6. Accordingly, this Writ Petition is allowed. The impugned refusal check slip of the respondent in RFL/Vadakku Veeravanallur/8/2025 dated 20.02.2025 , is hereby quashed. The respondent is directed to register the sale deed dated 18.02.2025 executed by the petitioners 2 to 7 in favour of the 1st petitioner and the said exercise shall be completed within a period of four weeks from the date of receipt of a copy of this order. There shall be no order as to costs.

24.06.2025

NCC : Yes / No
Index : Yes / No
Internet : Yes

Vsg

To

The Sub-Registrar,
North Veeravanallur,
Tirunelveli.



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S.SRIMATHY, J.

Vsg

**ORDER MADE IN
W.P(MD)No.6898 of 2025**

DATED : 24.06.2025