



W.P(MD)No.15742 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED :17.06.2025

CORAM:

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P(MD)No.15742 of 2025

Kamalakannan

... Petitioner

vs.

The Sub Registrar,
North Veeravanallur Sub Registrar Office,
Tirunelveli District.

...Respondent

PRAYER : Writ Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Certiorarified Mandamus, to quash the records pertaining to the impugned Refusal Check Slip in Refusal Number. RFL/North Veeravanallur/6/2025 dated 19.02.2025 was issued by the respondent and consequently to direct the respondent to register the petitioners sale deed dated 29.03.2025 in respect of the property in Ayan Punja Survey No.1/5A1A1 to the extent of 20 cents out of 60 cents at northern side situated at South Veeravanallur - I Village, Cheranmahadevi Taluk, Tirunelveli District within a stipulated period as framed by this Court.

For Petitioner : Mr.A.Sankararamasubramanian

For Respondent : Mr.S.Kameswaran
Government Advocate



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ORDER

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The present Writ Petition has been filed for the issuance of a Writ of Certiorarified Mandamus, to quash the impugned Refusal Check Slip dated 19.02.2025 and consequential direction to the respondent to register the petitioner's sale deed dated 29.03.2025 within a stipulated period as framed by this Court.

2. The petitioner vendor has purchased 20 cents through a sale deed. The petitioner has purchased the said 20 cents through the impugned sale deed and presented for registration. The respondents refused to register stating that the petitioner is purchasing unapproved housing site. Even the impugned sale deed states the land as 'housing plot'.

3. On receipt of the refusal slip, the petitioner rectified the document, clarifying that the said 20 cents of land is not a housing plot, but is classified as *Punja* land. Nevertheless, the respondent orally refused registration, claiming that the document falls within the scope of Section 22A(2) of the Registration Act. This refusal is erroneous. As the petitioner has corrected the classification of the land to *Nanja*, the respondent is obligated to register the document. If, in the future, the petitioner converts the land into a layout and sells individual plots, the



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respondent would have the authority to raise objections under Section 22A(2) of the Registration Act, based on housing plot and layout provisions. Therefore, the respondent's current refusal to register the document is unwarranted.

4. Therefore, this writ petition is allowed. The Refusal Check Slip dated 19.02.2025 is hereby quashed. The respondent is directed to petitioner's sale deed, within a period of four weeks from the date of receipt of a copy of the order. There shall be no order as to costs.

17.06.2025

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

KSA

To:

The Sub Registrar,
North Veeravanallur Sub Registrar Office,
Tirunelveli District.



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S.SRIMATHY, J.

KSA

**ORDER MADE IN
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