



W.P(MD)No.21188 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 07.08.2025

WEB COPY

CORAM:

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P(MD)No.21188 of 2025

S.Chindamparam

...Petitioner

Vs.

1.The Inspector General of Registration,
Registration Department,
Chennai - 28.

2.The Additional Inspector General of Registration (Guideline),
Registration Department,
Chennai.

3.The District Registrar (Admin),
Karur District, Karur.

4.The Sub Registrar,
Velayudhampalayam,
Karur District.

...Respondents

PRAYER : Writ Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Mandamus, to direct the 4th respondent to register the petitioner's sale deed dated 02.12.2022 relating to the land in survey No.300 (sub Divided as Survey No.300/2) measuring to an extent of 0.36 1/2 Acre Out of 1.30 Acre, Nanjaithottakurichi, Pugalur Taluk, Karur District, within time frame fixed by this Court by considering the petitioner's representation, dated



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08.10.2024 and 22.02.2025, in light of order passed in N.Ramayee Vs. The Sub Registrar reported in (2020) 6 CTC 697.

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For Petitioner : Mr.V.Sukumar

For Respondents : Mr.D.Sasi Kumar
Special Government Pleader

ORDER

The present Writ Petition has been filed for the issuance of a Writ of Mandamus, to direct the 4th respondent to register the petitioner's sale deed dated 02.12.2022 relating to the land in survey No.300 (sub Divided as Survey No. 300/2) measuring to an extent of 0.36 1/2 Acre Out of 1.30 Acre, Nanjaithottakurichi, Pugalur Taluk, Karur District, within time frame fixed by this Court by considering the petitioner's representation, dated 08.10.2024 and 22.02.2025, in light of order passed in N.Ramayee Vs. The Sub Registrar reported in (2020) 6 CTC 697.

2.The contention of the respondents is that the petitioner has undervalued the land. Therefore, the respondents are refusing to register the sale deed.

3.It is a settled the proposition that based on undervaluation, the respondents cannot refuse registration. The respondents are empowered to collect



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the correct registration fee by referring the matter to the Collector (Stamps) under Section 47-A.

4. Therefore, the refusal is erroneous and total non-application of mind. Therefore, the respondents are directed to register the petitioner's document within a period of four weeks from the date of receipt of a copy of this order. Thereafter, the respondents shall refer the matter under Section 47-A. If it is a temple property and zero value shown as guideline value, the respondents are directed to fix the stamp duty based on the value of the adjacent land.

5. With the above observations, this Writ Petition is allowed. There shall be no order as to costs.

07.08.2025

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

Tmg

To

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S.SRIMATHY, J.

Tmg

**ORDER MADE IN
W.P(MD)No.21188 of 2025**

DATED : 07.08.2025