



W.P(MD)No.23916 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 04.09.2025

CORAM

THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.23916 of 2025

K.Thangarasu @ Thangaraj

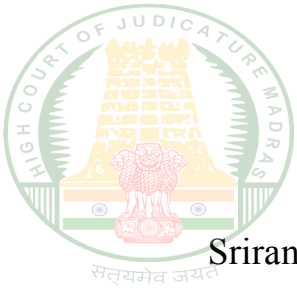
... Petitioner

Vs.

The Sub Registrar,
Thiruverumbur Sub Registration Office,
Thiruverumbur,
Tiruchirappalli – 620 019.

... Respondent

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Certiorarified Mandamus, calling for the impugned refusal check slip culminated in Refusal No.RFL/Thiruverumbur/303/2025 dated 14.08.2025 on the file of the respondent and quash the same as illegal, null and void, ultravires, without jurisdiction and without authority and directing the respondent to register the sale deed dated 14.08.2025 executed by the petitioner in favour of V.Jayanthi in respect of the plot No.48 admeasuring to an extent of 1880 sq.ft and plot No.49 admeasuring to an extent of 1600 sq.ft both are totalling to an extent of 3480 sq.ft of Chidambaram Nagar comprised in S.F No.90/3 situated at Thirumalaisamuthiram village,



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Srirangam Taluk, Tiruchirappalli District within a specified time frame that may be fixed by this Court.

For Petitioner : Mr.Shangar Murali

For Respondent : Mr.M.Senthil Ayyanar,
Government Advocate.

ORDER

Heard both sides.

2.The petitioner is a promoter of an unapproved layout. The layout was formed way back in the year 1992. The petitioner wants to dispose of a few unsold plots. He executed sale deed dated 14.08.2025 and presented the same before the respondent. Citing Section 22-A of the Registration Act, registration was refused. Challenging the refusal check slip, this writ petition has been filed.

3.The issue raised in this writ petition is squarely covered by order dated 01.07.2024 made in W.P.No.426 of 2022 (D.Rajamanickam Vs. Sub Registrar, Salem). A learned Judge of this Court had held that the bar



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contained under Section 22-A is only with regard to unapproved layouts formed subsequent to the amendment. In the case on hand, the layout was formed long before the amendment was made to the Registration Act by introducing Section 22-A. The impugned order is not in consonance with the ratio laid down in W.P.No.426 of 2022.

4.In this view of the matter, the impugned refusal check slip is quashed. The petitioner is permitted to re-present the document. It shall be registered and released subject to fulfilment of other usual formalities. This writ petition is allowed. No costs.

04.09.2025

NCC : Yes/No
Index : Yes / No
Internet : Yes/ No
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To:-

The Sub Registrar,
Thiruverumbur Sub Registration Office,
Thiruverumbur,
Tiruchirappalli - 620019 .



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G.R.SWAMINATHAN, J.

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