



W.P(MD)No.24551 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 10.09.2025

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THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.24551 of 2025

Saravana Kumar

... Petitioner

Vs.

1.The Inspector General of
Registration,
Santhome High Road,
Chennai.

2.The Joint Sub Registrar No.I,
Palani,
Dindigul District.

... Respondent

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Mandamus, directing the second respondent to accept the sale deed dated 28.07.2025 executed by the petitioner and presented for registration on 28.07.2025 with temporary No.TP/227803100/2025 and register the same by following the procedure within a time frame.

For Petitioner : Mr.N.Adithya Vijayalayan



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For Respondent : Mr.S.Shanmugavel
Additional Government Pleader

ORDER

Heard both sides.

2.The petitioner has purchased the petition mentioned property under a sale deed dated 28.07.2025. It was presented for registration. However, the registering authority was of the opinion that the document has been undervalued. In view of the same, registration of the document was refused.

3.The stand of the petitioner is that he has purchased only a piece of agricultural land. According to him, the registering authority has wrongly valued the property as a house site. Hence, this writ petition has been filed.

4.The learned Additional Government Pleader submits that in view of the recent circular, reference under Section 47A of Registration Act can be made only after getting prior approval from the Deputy Inspector General of Registration.



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5. These are all internal matters with which the petitioner need not be concerned. The petitioner is permitted to re-present the document. If the authority is of the view that the document has been undervalued, the basic registration formalities shall be completed and the document shall be kept as a pending document and reference made under Section 47A. The entire exercise shall be completed by the jurisdictional Special Deputy Collector (Stamp) within a period of sixteen weeks thereafter.

6. This writ petition is disposed of accordingly. No costs.

10.09.2025

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

To

1. The Inspector General of
Registration,
Santhome High Road,
Chennai.

2. The Joint Sub Registrar No.I,
Palani,
Dindigul District.

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G.R.SWAMINATHAN, J.

MGA

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