



W.P(MD)No.24765 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 11.09.2025

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THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.24765 of 2025

and

W.M.P.(MD)No.19466 of 2025

Kavitha

... Petitioner

Vs.

1.The District Registrar,
Kanyakumari District,
Nagercoil.

2.The Sub Registrar,
Sub Registrar Office,
Vadasery,
Kanyakumari District.

... Respondents

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 records of the impugned refusal check slip in Refusal Number RFL/Vadasery/63/2025 dated 30.06.2025 passed by the 2nd respondent herein and quash the same as illegal and further direct the 2nd respondent herein to register and release the sale deed dated 30.06.2025 in favour of the petitioner within a time stipulated by this Court.



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For Petitioner : Mr.R.Murugan

For Respondents : Mr.D.Gandhiraj,
Spl. Government Pleader.

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ORDER

Heard both sides.

2.The writ petitioner had purchased the petition mentioned land vide sale dated 30.06.2025 from one Stellabai. It was presented for registration. The registration was declined by invoking Section 22A of the Registration Act. Challenging the refusal check slip, this writ petition has been filed.

3.The learned counsel for the writ petitioner points out that the writ petitioner's vendor / Stellabai had purchased the property vide sale deed dated 24.02.2021. It was registered as Document No.936/2021. What was purchased by the vendor is being conveyed as such without alteration of any character of land. It is further stated that what has been purchased only a piece of agricultural land. The petitioner through his counsel gives an undertaking before this Court that if any developmental



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activities to be carried out in future, it will be done only after getting permission from the competent authority.

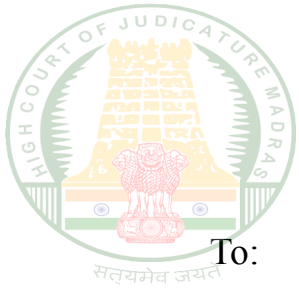
4. Section 22A of the Act will be attracted only if there is any formation of layout or purchase of land for housing development. Such is not the case here.

5. In view of the undertaking given by the petitioner, 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.

6. This writ petition is allowed. No costs. Consequently, connected miscellaneous petition is closed.

11.09.2025

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

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Kanyakumari District,
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- 2.The Sub Registrar,
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Kanyakumari District.



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G.R.SWAMINATHAN, J.

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