



W.P(MD)No.28481 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 13.10.2025

CORAM

THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.28481 of 2025

K.Surendran

... Petitioner

Vs.

1.The District Registrar,
Madurai North Registration,
Rajakambeeram,
Madurai District.

2.The Sub Registrar,
Melur West Sub Registrar Office,
Melur,
Madurai District.

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Mandamus, to direct the 2nd respondent to receive the sale deed executed in favour of the petitioner which is uploaded in the portal on 23.09.2025 vide Temporary Registration No. TP/234229820/2025 and register the same and deliver the Petitioner's sale deed to the petitioner after registration.

For Petitioner : Mrs.A.Lakshmi

For Respondents : Mr.Veerakathiravan
Additional Advocate General
assisted by Mr.G.V.Vairam Santhosh
Additional Government Pleader



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ORDER

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Heard both sides.

2. Sale deed dated 24.09.2025 was executed in favour of the writ petitioner. It was presented for registration. Citing valuation issues, the document has been kept pending. Hence, this writ petition has been filed.

3. The petitioner's counsel states that the stamp duty and registration charges were remitted in terms of the guideline value. The stand of the learned Additional Advocate General is that since the land is accessible from the main road and it has the potential to be developed as house site, the valuation given by the writ petitioner cannot be accepted. He would add that even if the sale consideration set out in the sale deed is true and correct, still the stamp duty has to be paid only as per the market value and different considerations will apply. If the registering authority is of the view that the document has been undervalued and further stamp duty has to be paid, the course of action open to him is to make reference under Section 47A of the Stamp Act.

4. On this ground, registering the document cannot be refused or withheld. The petitioner is permitted to re-present the document. It shall be



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registered subject to fulfilment of other usual formalities. It is open to the second respondent to make reference under Section 47A of the Act, if the document is undervalued.

4. The Writ Petition is disposed of accordingly. No costs.

13.10.2025

Index : Yes / No
Internet : Yes/ No
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To

1.The District Registrar,
Madurai North Registration,
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Madurai District.

2.The Sub Registrar,
Melur West Sub Registrar Office,
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G.R.SWAMINATHAN, J.

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