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W.P.(MD) No.34875 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 02.12.2025

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.34875 of 2025

V.Meenakshi

... Petitioner

Vs.

1.The District Registrar,
District Registrar Office,
Sivagangai,
Sivagangai District.

2.The Sub Registrar,
Sub Registrar Office,
Thiruppuvanam,
Sivagangai District.

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus, to call for the records of the impugned Refusal Check Slip RFL/திருப்புவனம்/66/2025 passed by the second respondent dated 20.11.2025, quash the same and consequently direct the 2nd respondent to register the petitioner's sale deed dated 20.11.2025.



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For Petitioner : Mr.R.Murugappan

For Respondents : Mr.M.Lingadurai,

Special Government Pleader

ORDER

This Writ Petition has been filed seeking to quash the impugned Refusal Check Slip RFL/திருப்புவனம்/66/2025 passed by the second respondent dated 20.11.2025 and for a consequential direction to the 2nd respondent to register the petitioner's sale deed dated 20.11.2025.

2.Learned Counsel for the petitioner would submit that initially the petitioner's vendor purchased a plot in a lay out formed by the original owner of the property through a registered sale deed dated 13.06.2013. The patta stands in the name of the original owner. Thereafter, the petitioner's vendor has not taken any steps to get any separate patta and now, she intends to sell the property. Since the petitioner also intended to purchase the property, they presented a sale deed before the second respondent on 20.11.2025. In such view of the matter, citing that the patta stands in the name of the original owner, the said sale deed came to be refused.



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3. Learned Special Government Pleader appearing for the respondents would submit that since the patta is a joint patta which stands in the name of the original owners, the sale deed came to be refused.

4. Heard the learned Counsel on either side.

5. Considering the submission made by the petitioner as well as the learned Special Government Pleader appearing for the respondents, this Court is of the view that the issue with regard to the requirement of patta has already been settled by the Hon'ble Apex Court. The sale deed cannot be rejected for want of patta. In the present case, it appears that there is clear non-application of mind and without verifying the documents properly, the impugned order has been passed. Such being the case, the impugned order is liable to be set aside

6. Accordingly, the impugned order of the second respondent dated 20.11.2025 is hereby set aside and while setting aside the impugned order, this Court directs the second respondent to register the sale deed dated 20.11.2025, if it is presented within 48 hours from the date of receipt of a copy of this order.



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7. Accordingly, this Writ Petition is disposed of. There shall be no order as to costs.

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Index: Yes/No

Internet: Yes/No

Neutral Citation: Yes/No

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To

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KRISHNAN RAMASAMY, J.

MR

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