



W.P.(MD) No.35345 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 10.12.2025

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.35345 of 2025

Sankili @ Ayiran Sankili

... Petitioner

Vs

1. The District Registrar,
Virudhunagar District.

2. The Sub Registrar,
Pandhalkudi Sub-Registrar Office,
Pandhalkudi,
Virudhunagar 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 pertaining to the refusal slip issued by respondent No.2 in refusal No. RFL/Pandhalkudi/27/2025 dated 19.11.2025 and quash the same as illegal and consequently direct the respondents herein to register the settlement deed dated 12.11.2025 in regards with the property comprised in Sur.no.221/1 situated at Pandhalkudi Village, Aruppukottai Taluk, Virudhunagar District.

For Petitioner

: Mr.R.Shenbagaraj

For R-1 & R-2

: Mr. A.Kannan,
Additional Government Pleader



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ORDER

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This Writ Petition has been filed seeking to quash the refusal slip issued by the second respondent in Refusal No. RFL/Pandhalkudi/27/2025, dated 19.11.2025 as illegal and consequently to direct the respondents to register the settlement deed dated 12.11.2025 in respect of the property comprised in Survey No.221/1 situated at Pandhalkudi Village, Aruppukottai Taluk, Virudhunagar District.

2. Mr.A.Kannan, learned Additional Government Pleader, takes notice for respondent Nos.1 and 2.

3. The learned counsel appearing for the petitioner would submit that the petitioner purchased the property based on an unregistered sale deed said to have been executed on 23.04.1991 from one Muthukaruppan. Thereafter, on 12.11.2025, the petitioner decided to execute a settlement deed in favour of his sons. However, the second respondent refused to register the document and issued the impugned refusal slip on the ground that the petitioner relied only on an unregistered document for establishing title. Aggrieved by the said refusal slip, the present writ petition has been filed.



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4. The learned Additional Government Pleader appearing for the respondents would submit that an unregistered sale deed does not confer title upon the petitioner, and if the petitioner claims title over the property, he must approach the competent Civil Court to establish the same.

5. Considering the submissions made by both sides, this Court is of the view that the petitioner cannot seek a direction to register the document on the strength of an unregistered sale deed. It is always open to the petitioner to approach the Civil Court and obtain an appropriate decree declaring his title, on the strength of which he may thereafter deal with the property in accordance with law.

6. In view of the above, this Writ Petition stands dismissed. However, liberty is granted to the petitioner to work out his remedy before the appropriate Civil Court. There shall be no order as to costs.

10.12.2025

Index : Yes/No
Internet: Yes/No
Neutral Citation: Yes/No
TSG



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To

1. The District Registrar,
Virudhunagar District.
2. The Sub Registrar,
Pandhalkudi Sub-Registrar Office,
Pandhalkudi,
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KRISHNAN RAMASAMY, J.

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