



WEB COPY

WP No. 6275 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-02-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 6275 of 2026

E.Thanigachalam
S/o Ettiappan,
Door No 137, ECR, Perunthuravu,
Cheyyur Taluk,
Chengalpattu District

..Petitioner(s)

Vs

The Sub Registrar
Sub Registrar office,
Cheyyur, Chengalpattu District

..Respondent(s)

PRAYER: Writ Petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Certiorarified Mandamus, calling for the records relating to the refusal check slip dated 02.02.2026 issued by the respondent herein in Refusal Number RFL / Cheyyur / 17 / 2026, quash the same and consequently issue direction directing the respondent herein to register forthwith the Sale deed dated 09.12.2025 presented by the petitioner in application No. S01LANDVV202512096152344.

For Petitioner(s):

Mr.G.Mageshkumar



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For Respondent(s):

Mr.Stalin Abimanyu,
Additional Government Pleader

ORDER

Tracing title from sale deed dated 03.07.1967 bearing Document No.703 of 1963, the petitioner asserts that the purchaser under the above mentioned document executed Document No.714 of 1967 in favour of Adhilakshmi Ammal. The petitioner asserts that his vendor is a descendant of Adilakshmi Ammal and inherited the property from her. When the sale deed was presented for registration, he states that the request for registration was refused by citing Document No.520 of 1982.

2. Learned counsel for the petitioner submits that Irusappa Naicker had conveyed the property to Egambara Naicker under Document No.703 of 1963 and that, therefore, Document No.520 of 1982 is illegal, null and void. Hence, he contends that the matter warrants re-consideration.

3. Mr.Stalin Abimanyu, learned Additional Government Pleader, accepts notice for the sole respondent. Relying on written instructions, he submits that the request for registration was refused because the same property had been conveyed under Document Nos.703 of 1963 and 714 of 1967 to Adilakshmi Ammal and also to Chittibabu Naicker under Document No.520 of 1982.



4. From the documents on record, it appears *prima facie* that the conveyance in favour of Adilakshmi Ammal pursuant to the earlier conveyance in favour of her vendor Egambara Naicker was prior to the subsequent sale to Chittibabu Naicker under Document No.520 of 1982. Therefore, the matter warrants re-consideration. In order to facilitate the same, the impugned refusal check slip is set aside.

5. As a consequence, the petitioner is permitted to re-present the sale deed for registration. After issuing notice to parties interested in the property, the registering officer shall either register the document or issue a speaking order of refusal under Section 71 of the Registration Act, 1908. These actions shall be carried out within a maximum period of thirty days from the date of re-presentation. No costs.

27-02-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
RNA

To

The Sub Registrar
Sub Registrar office,
Cheyyur, Chengalpattu District



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SENTHILKUMAR RAMAMOORTHY, J.

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