



WEB COPY

WP No. 9022 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 9022 of 2026

G.Devaraj,
S/o.M.V.Govindaraji, No.3/143, Velalar Street,
Melapulam Village and Post, Nemili Taluk,
Ranipet District.

..Petitioner(s)

Vs

1. The District Registrar,
Ranipet District, Ranipet.
2. The Sub Registrar,
Kaveripakkam, Ranipet District.

..Respondent(s)

PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Certiorarified Mandamus, calling for the records relating to the impugned proceedings dated 08.01.2026 made in refusal check slip in RFL/Kaveripakkam/3/2026 issued by the 2nd respondent quash the same as illegal, improper, unreasonable, arbitrary and against the principles of natural justice and thereby direct the 2nd respondent to register the sale deed dated 08.01.2026 (TP/244652460/2026) presented by the petitioner.

For Petitioner(s): Mr.B.Gopalakrishnan

For Respondent(s): Mr.P.Harish,
Government Advocate

ORDER

This writ petition has been filed challenging the impugned refusal check slip dated 08.01.2026 issued by the 2nd respondent refusing to register the sale



deed presented by the petitioner for registration on the ground that the petitioner has not established the title over the property which is the subject matter of sale deed.

2.A protest petition has been filed by certain rival claimants. The petitioner contends that the said rival claimants do not have any right to protest the registration of the sale deed presented by the petitioner for registration. The petitioner has challenged the impugned refusal check slip on the ground of violation of the principles of natural justice and on the ground that it is a non-speaking order. The petitioner also categorically contends that the executant of the document presented for registration is legally empowered to execute the said document. This Court is not expressing any opinion on the merits of the respective contentions.

3.Mr.P.Harish, learned Government Advocate, accepts notice on behalf of the respondent.

4.As seen from the impugned refusal check slip, the petitioner was not afforded of any opportunity of hearing prior to the passing of the impugned order. Neither the petitioner's contentions nor the supporting documents produced by him were considered in the impugned order. Being a non-speaking order with regard to the petitioner's contentions and the supporting documents



produced by him, and an order passed in violation of the principles of natural justice, this Court is of the considered view that the impugned refusal check slip dated 08.01.2026 issued by the 2nd respondent has to be quashed and the matter remanded back to the 2nd respondent for fresh consideration on merits and in accordance with law.

5. Accordingly, this writ petition is disposed of in the following manner:-

- (a) The impugned refusal check slip dated 08.01.2026 is quashed by this Court and the matter is remanded back to the 2nd respondent for fresh consideration on merits and in accordance with law.
- (b) The petitioner shall submit a written explanation to the 2nd respondent within a period of two weeks from the date of receipt of a copy of this order, as to why the respondent has to accept the registration of the sale deed presented by the petitioner for registration, along with supporting documents.
- (c) On receipt of the same within the time stipulated, the respondents, after giving due consideration to the written explanation submitted by the petitioner along with supporting documents, after hearing all the necessary parties which includes the person who has filed the



protest petition, shall take a final decision with regard to registration of the sale deed presented by the petitioner, on merits and in accordance with law, within a period of six weeks thereafter.

(d) If the respondents decides to refuse to register the sale deed, the respondents shall pass a speaking order, after giving due consideration to the contentions of the petitioner and the supporting documents produced by him.

(e) However, there shall be no order as to costs.

11-03-2026

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

GSA

To

1. The District Registrar,
Ranipet District, Ranipet.
2. The Sub Registrar,
Kaveripakkam, Ranipet District.



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ABDUL QUDDHOSE, J.

GSA

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