



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 10519 of 2026

R.Senguttuvan

..Petitioner(s)

Vs

The Sub Registrar
Office of Sub Registrar,
Aragandanallur,
Villupuram District -605 752

..Respondent(s)

calling for the records of the Refusal Check Slip Issued by the Respondent dated 27.02.2026 in RFL/Aragandanallur /22/2026 and quash the same as illegal, error of law and error on the face of record and consequently direct the Respondent to receive and register the Settlement Deed dated 26.02.2026 in T.P. No.TP/255442802/2026.

For Petitioner(s): Mr.A.Thiyagarajan
Senior Counsel
for Mr. S.Aravind Raj

For Respondent(s): Mr.U.Baranidharan,SGP

Order

This writ petition has been filed, challenging the impugned refusal check slip dated 27.02.2026 issued by the respondent refusing to register the settlement deed, presented by the petitioner for registration on the ground that the property, which is the subject matter of the settlement deed, has already been transferred in favour of the third parties.

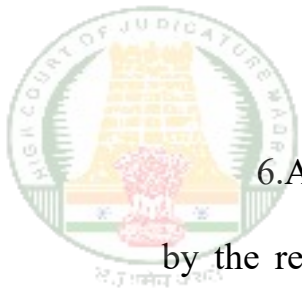


2.The petitioner categorically contends before this Court that he is the absolute owner of the property. He also claims that he had produced all the parent documents to trace his title before the respondent, but despite the same, the impugned refusal check slip dated 27.02.2026 has been issued which according to the petitioner is arbitrary and illegal.

3.The petitioner has challenged the impugned refusal check slip on the ground that it is a non-speaking order with regard to the petitioner's contentions and the supporting documents and it is an order passed in violation of principles of natural justice.

4.As seen from the impugned refusal check slip dated 27.02.2026, the petitioner's contentions as raised in this petition as well as the supporting documents have not been considered by the respondent. No opportunity of hearing was also granted to the petitioner by the respondent before passing the impugned refusal check slip dated 27.02.2026.

5.Being a non-speaking order and an order passed in violation of principles of natural justice, necessarily, the impugned refusal check slip dated 27.02.2026 has to be quashed and the matter has to be remanded back to the respondent for fresh consideration, on merits and in accordance with law.



6. Accordingly, the impugned refusal check slip dated 27.02.2026 issued by the respondent is hereby quashed and the matter is remanded back to the respondent for fresh consideration, on merits and in accordance with law.

7. The petitioner shall submit a written explanation to the respondent as to why the settlement deed presented by the petitioner has to be registered along with the supporting documents, within a period of 2 weeks from the date of receipt of a copy of this order. On receipt of the written explanation within the stipulated time, the respondent shall, after giving due consideration to the said written explanation and the supporting documents, produced by the petitioner, take a final decision as to whether the settlement deed, presented by the petitioner, can be registered or not, within a period of 4 weeks thereafter. In case the respondent refuses to register the settlement deed, presented by the petitioner for registration, the respondent shall pass a speaking order with regard to the petitioner's contentions and the supporting documents. No costs.

18-03-2026

VGA

To

The Sub Registrar
Office of Sub Registrar,
Aragandanallur,
Villupuram District -605 752



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ABDUL QUDDHOSE J.

VGA

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