



W.P.No.11822 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 01.04.2026

CORAM :

THE HON'BLE MR. JUSTICE ABDUL QUDDHOSE

W.P.No.11822 of 2026

Sangeetha

... Petitioner

Vs.

1.The District Registrar (Administration),
Chengalpattu District,
Chengalpattu.

2.The Sub Registrar,
Thirukazhukundram,
Chengalpattu District.

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India praying for issuance of Writ of Certiorarified Mandamus, calling for the records of the 2nd respondent vide refusal No.RFL/Thirukazhukundram/6/2026 dated 11.03.2026 and quash the same subsequently direct the 2nd respondent to register petitioner's document of sale deed dated 11.03.2026.

For Petitioner : Mr.N.Ranjith Kumar

For Respondents : Mr.Jayachandran
Government Advocate



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ORDER

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This Writ Petition has been filed challenging the impugned refusal check slip dated 11.03.2026 issued by the 2nd respondent refusing to register the sale deed dated 11.03.2026 presented by the petitioner for registration on the ground that the survey number mentioned by the petitioner in the sale deed is incorrect.

2. The petitioner categorically contends before this Court that there is no discrepancy in the description of the property mentioned in the sale deed presented by the petitioner for registration. The petitioner has also filed supporting documents along with this writ petition in respect of the petitioner's contentions. This Court is not expressing any opinion on the merits of the same.

3. The petitioner has challenged the impugned refusal check slip on the ground that it has been passed in violation of the principles of natural justice. According to the petitioner, without granting any opportunity of hearing, the 2nd respondent has issued the impugned refusal check slip.



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4. As seen from the impugned refusal check slip, the petitioner was not afforded any opportunity of hearing prior to the passing of the impugned order. Neither the petitioner's contentions nor the supporting documents produced by her were considered in the impugned order. Being a non-speaking order with regard to the petitioner's contentions and the supporting documents produced by her, 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 11.03.2026 issued by the 2nd respondent has to be quashed and the matter has to be remanded back to the 2nd respondent for fresh consideration on merits and in accordance with law.

5. Accordingly, this Court is inclined to dispose of this writ petition in the following manner:-

(a) The impugned refusal check slip dated 11.03.2026 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 one (1) week from the date of receipt of a copy of this



order, as to why there is no legal impediment for the 2nd respondent to register the sale deed presented by the petitioner for registration, along with supporting documents.

(c) On receipt of the same within the time stipulated, the 2nd respondent, after giving due consideration to the written explanation submitted by the petitioner along with supporting documents, shall take a final decision as to whether the sale deed presented by the petitioner dated 11.03.2026 can be registered or not, on merits and in accordance with law, within a period of four (4) weeks thereafter.

(d) If the 2nd respondent decides to refuse to register the sale deed, the 2nd respondent shall pass a speaking order, after giving due consideration to the contentions of the petitioner and the supporting documents produced by her.

6. In the above terms, this Writ Petition is disposed of. No costs.

01.04.2026

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



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To

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- 1.The District Registrar (Administration),
Chengalpattu District,
Chengalpattu.
- 2.The Sub Registrar,
Thirukazhukundram,
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ABDUL QUDDHOSE, J.

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