



WEB COPY

WP No. 14433 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 15-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 14433 of 2026

M/s.Max Space Reality Llp
Rep. by its Authorised Signatory
Sekar .P

..Petitioner(s)

Vs

The Sub Registrar
SULUR SRO
SRS Puram
Coimbatore 641402.

..Respondent(s)

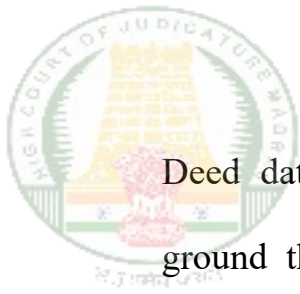
To call for the records relating to the impugned Refusal Slip in RFL/Sulur/5/2026 dated 14.03.2026 issued by the respondent and quash the same and consequently direct the respondent to register the Sale Deed 14.03.2026 with respect to Plot No.222 measuring an extent of 2143.33 Sq.ft. forming part of layout namely Spring Fields comprised in Survey No. 124/2 New Subdivision Survey No.124/2V1A situated at Kannampalayam Village, Sulur Taluk, Coimbatore (south) District presented by the petitioner.

For Petitioner(s): Ms.K.Indupriya

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

Order

This writ petition has been filed, challenging the impugned refusal check slip dated 14.03.2026 issued by the respondent, refusing to register the Sale



Deed dated 14.03.2026, presented by the petitioner for registration on the ground that a third party has objected to the registration of any document pertaining to the subject property.

2.Learned counsel for the petitioner would submit that the third party, who had opposed registration and had executed a Power of Attorney in favour of the petitioner, is the principal of the petitioner and the power of attorney is also supported by consideration. Hence, according to the learned counsel for the petitioner, there is no legal impediment for the respondent to register the sale deed, presented by the petitioner for registration. She would also submit that previously various plots were registered by the respondent and therefore, the respondent ought not to have refused registration of the sale deed pertaining to one more plot.

3.Mr.U.Baranidharan, learned Special Government Pleader accepts notice on behalf of the respondent.

4.Admittedly, a protest petition has been filed by a third party with the respondent requesting them not to register any document pertaining to the property, which is the subject matter of the sale deed, presented by the petitioner for registration. When a protest petition has been filed, necessarily, the said objector will have to be heard before a decision is taken by the respondent as to



whether the sale deed presented by the petitioner can be registered or not. As seen from the same, no opportunity of hearing was granted to the petitioner by the respondent before issuing the impugned refusal check slip refusing to register the sale deed presented by the petitioner for registration. The contentions of the petitioner as raised in this writ petition have not been considered by the respondent while issuing the impugned refusal check slip dated 14.03.2026. The supporting documents produced by the petitioner have also not been considered. Being a non-speaking order 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 14.03.2026 issued by the respondent 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.

5. Accordingly, this writ petition is disposed of and the impugned refusal check slip dated 14.03.2026 issued by the respondent is quashed and the matter is remanded back to the respondent for fresh consideration, on merits and in accordance with law. The petitioner shall submit a written explanation along with the supporting documents to the respondent stating as to why there is no legal impediment for the respondent to register the Sale Deed, presented by the petitioner for registration, within a period of one week from the date of receipt of a copy of this order. On receipt of the said written explanation along with the supporting documents within the stipulated time from the petitioner, the



respondent shall issue notice to the third party, who had filed a protest petition and shall take a final decision as to whether the sale deed presented by the petitioner for registration can be registered or not, within a period of 4 weeks thereafter, after hearing the objections of the said third party and after giving due consideration to the written explanation submitted by the petitioner and the supporting documents produced by the petitioner. In case the respondent decides to refuse registration of the Sale Deed, the respondent shall pass a speaking order, after giving due consideration to the written explanation submitted by the petitioner as well as the supporting documents produced by the petitioner. No costs.

15-04-2026

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

VGA



To

The Sub Registrar
SULUR SRO
SRS Puram
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ABDUL QUDDHOSE J.

VGA

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