



WEB COPY

WP No. 15603 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 22-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 15603 of 2026

Perumal

..Petitioner(s)

Vs

1. The Inspector General Of Registration
Registration Department
Government of Tamil Nadu
Santhome
Chennai 600004.

2. The Sub Registrar
Sub Registrar Office
Dharmapuri West
Dharmapuri District.

..Respondent(s)

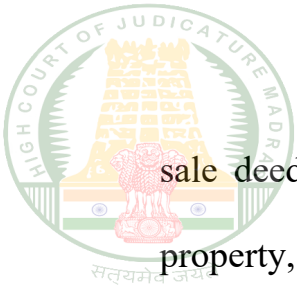
Calling for the records of the Impugned Refusal Check slip dated 20.03.2026 in Refusal No. RFL/Dharmapuri West /35/2026 issued by the 2nd respondent and quash the same, consequently direct the 2nd respondent to register Sale Deed of the petitioner dated 20.03.2026 for its registration forthwith.

For Petitioner(s): Mr.M.R.Jothimanian

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

Order

This writ petition has been filed, challenging the impugned refusal check slip dated 20.03.2026 issued by the second respondent, refusing to register the



sale deed, presented by the petitioner for registration on the ground that the property, which is the subject matter of the sale deed, falls in an unapproved layout.

2.Learned counsel for the petitioner would submit that out of the larger extent of land owned by the petitioner, the petitioner has sold a smaller extent through the sale deed dated 20.03.2026, which was presented for registration before the second respondent. Learned counsel for the petitioner also drew the attention of this Court to various revenue records pertaining to the property and would submit that the subject property is not a house site and it is only an agricultural land.

3.The petitioner has also challenged the impugned order on the ground of violation of the principles of natural justice, as no opportunity of hearing was granted to the petitioner by the second respondent prior to the issuance of the impugned refusal check slip.

4.Mr.U.Baranidharan, learned Special Government Pleader accepts notice on behalf of the respondents.



5. As seen from the impugned refusal check slip, the contentions of the petitioner as raised in this writ petition have not been considered by the second respondent. The petitioner was also not afforded any opportunity of hearing by the second respondent prior to the issuance of the impugned refusal check slip.

6. This Court is not expressing any opinion on the merits of the respective contentions.

7. Being a non-speaking order with regard to the contentions of the petitioner as raised in this writ petition and being an order passed in violation of the principles of natural justice, this Court is of the considered view that the impugned refusal check slip issued by the second respondent has to be quashed and the matter has to be remanded back to the second respondent for fresh consideration, on merits and in accordance with law.

8. Accordingly, this writ petition is disposed of and the impugned refusal check slip dated 20.03.2026 issued by the second respondent is hereby quashed and the matter is remanded back to the second respondent for fresh consideration, on merits and in accordance with law. The petitioner shall submit a written explanation to the second respondent along with the supporting

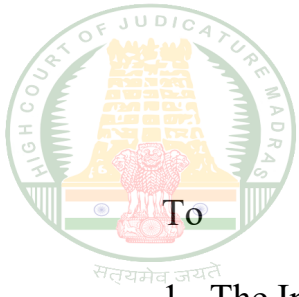


documents as to why there is no legal impediment for the second respondent to register the sale deed, presented by the petitioner for registration, within a period of one week from the date of receipt of a copy of this order. On receipt of the said written explanation from the petitioner along with the supporting documents within the stipulated time, the second respondent shall, after giving due consideration to the written explanation submitted by the petitioner and the supporting documents produced by him, take a final decision as to whether the sale deed presented by the petitioner can be registered or not, within a period of three weeks thereafter. In case the second respondent decides to refuse registration of the sale deed, presented by the petitioner for registration, the second respondent shall pass a speaking order with regard to the written explanation submitted by the petitioner and the supporting documents produced by him. No costs.

22-04-2026

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

VGA



To

1. The Inspector General Of Registration
Registration Department
Government of Tamil Nadu
Santhome
Chennai 600004.
2. The Sub Registrar
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ABDUL QUDDHOSE J.

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