Order QR

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 27-10-2026**

CORAM

**THE HON'BLE MR.JUSTICE MOHAMMED SHAFFIQ**

**WP No.42196 of 2026**

CNR:{HCMA012376982026}

**and**

**WMP No.47369 of 2026**

1. Sudhakar
   S/o.Manickkam Kuzhandhaivel
   Residing at No.5/153, Sankari Main Road,
   Chinna Seeragapadi, Salem 636 008.

2. Krishnamoorthy
   S/o.Mariyappan
   Residing at No.1/99, Lakshmanoor,
   Akkaraipalayam, Salem-636 008.

..Petitioner(s)

Vs

1. The Sub Registrar, Veerapandi
   Salem District.

2. Palanisamy
   S/o.Marimuthu,
   Residing at D.No.3/402,
   Muniyappan Koil Thottam, Uthamasolapuram,
   Salem-636 010.

3. Uma
   W/o.Govindarajan,
   Residing at 135 (1) V.M.R. Colony,
   Saminathapuram, Leigh Bazaar,
   Salem-636 009.

4. Nithya
   W/o.Annamalai, Residing at No.8/175,
   Podaiyan Street, Thoramangalam,
   Jalakandapuram, Mettur, Salem-636 501.

..Respondent(s)



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PRAYER: Writ Petition filed under Article 226 of Constitution of India praying for a writ of Certiorarified Mandamus calling for the records relating to Refusal check slip No.RFL/Veerapandi /Book 2/17 dated 08.09.2026, passed by the 1st respondent, quash the same and consequently direct the 1st Respondent to register the sale deed dated 09.07.2026, presented by petitioners.

For Petitioner(s): Mr.K.Manikandan

For Respondent(s): Ms.Anu Ganesan
Additional Government Pleader (for R1)

**ORDER**

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself. In view of the order that this Court proposes to pass and also the limited relief that is sought to be granted, notice to respondents 2, 3 and 4 is dispensed with.

2. The present writ petition is filed challenging refusal check slip dated 08.09.2026 whereby sale deed dated 08.09.2026, presented for registration in respect of property comprised in Old Survey No.13/16B and New Survey No.13/57A1A1, Plot No.6, measuring an extent of 4,407 ½ sq.feet, situated at Nallayaranpatti Village, Salem South Taluk, Salem District, was refused on the premise that protest petition has been received.



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3. Learned counsel for petitioners would submit that details or copies of protest petition have not been furnished and thus petitioners are not in a position to respond.

4. At this stage, learned Additional Government Pleader would submit that they would furnish copy of protest petition to petitioners.

5. Learned Additional Government Pleader would further submit that the writ petition itself is premature inasmuch as it is only a refusal check slip. She would further submit that petitioners may re-present sale deed dated 08.09.2026, for registration along with their response to the same and relevant documents in support thereof. In this regard, reliance is placed on the order of Division Bench of this Court in W.P. No.21941 of 2025, dated 28.10.2025. The relevant observations are extracted hereunder:

> *"13. Pertinently, at initial stage of issuance of a refusal slip by Registering Authority, civil rights or right of presentant of a document for registration cannot be determined either by Registering Authority or by Writ Court. It is a preliminary stage, where they are bound to call for explanation from presentant of document, along with supportive documents, if any, and an adjudicatory process is to be undertaken to arrive at a final decision, enabling an aggrieved person to approach Appellate Authority and thereafter Civil Court under Sections 72 and 77 of Act respectively.*



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*14. Under Sections 71 and 72 of Registration Act, neither Registering Authority nor Appellate Authority is empowered to decide title, ownership, or civil rights between parties. Extent of inquiry is to be confined so as to find out whether document presented under Act can be registered or refused. Therefore, Registering Authority is not empowered to go into merits of case and decide title, ownership, or civil rights between parties.*

*15. Any inquiry or findings made thereunder are to be confined only to an extent of registration of a document, and findings by Registering Authority or Appellate Authority cannot be taken into consideration for purpose of determining civil rights between parties."*

6. Learned Additional Government Pleader would further submit that if sale deed dated 08.09.2026, is re-presented by petitioners along with response to reasons set out in refusal check slip, the same would be considered and sale deed would be registered, if it is otherwise in order. Agreed to by learned counsel for petitioners.

7. In view thereof, 1st respondent is directed to furnish a copy of protest petition to petitioners. Further, it is open to petitioners to re-present sale deed dated 08.09.2026, along with their response to reasons set out in refusal check slip before 1st respondent. On such re-presentation, 1st respondent shall consider the same and proceed to register sale deed dated 08.09.2026, in accordance with law, if it is otherwise in order, after affording reasonable opportunity of hearing


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to petitioners, respondents 2, 3 and 4. If, for any reason, Registering Authority refuses to register the sale deed, the same would be returned to petitioners by issuing a refusal order assigning reasons therefor. It is made clear that this Court has not expressed any views with regard to the merits of the case and it is open to the respondent to consider the case on its own merits and in accordance with law.

8. Accordingly, the writ petition stands disposed of. No costs. Consequently, W.M.P. No.47369 of 2026 is ordered on payment of single court fee.

**27-10-2026**

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

1. The Sub Registrar, Veerapandi, Salem District.

2. Palanisamy
   S/o.Marimuthu, Residing at D.No.3/402,
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**MOHAMMED SHAFFIQ J.**

MKA

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