



WEB COPY

WP No. 48869 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-03-2026

CORAM

THE HONOURABLE MR JUSTICE ABDUL QUDDHOSE

WP No. 48869 of 2025

1. R.Sasirekha
W/o. Ramachandran, Door No.2/81,
Kundharapalli Village, Ramapuram
Post, Krishnagir District-635115

Petitioner(s)

Vs

1. Inspector General Of Registration
100, Santhome High Road,
Chennai-600 028

2.The Sub Registrar,
Office Of Sub-registrar, Veppannapalli,
Krishnagiri.

3.Mr. Khamruddin

Respondent(s)

WP No. 48869 of 2025

PRAYER

calling for the records of the 2nd Respondent herein vide RFL/Veppannapalli/117/2025 dated 04.11.2025 and quash the same and consequently direct the 2nd Respondent to register the sale deed dated 31.10.2025 executed by the Petitioner in favour of the 3rd Respondent

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For Petitioner(s): Mrs.A.L. Gandhimathi
Senior Counsel for
Mr.C.T.Murugappan

For Respondent(s): Mr.U.Baranidharan,SGP For R1
and R2



R3 – Notice dispensed with

ORDER

This writ petition has been filed, challenging the impugned refusal check slip dated 04.11.2025 issued by the second respondent, refusing to register the sale deed presented by the petitioner for registration on the following grounds:

a) There are two suits pending pertaining to the very same property, which is the subject matter of the sale deed presented by the petitioner for registration;

b) A protest petition has been filed by a third party, opposing registration of any document;

c) The impugned refusal check slip dated 04.11.2025 is a non speaking order with regard to the contentions of the petitioner;

d) The impugned order has been passed in violation of the principles of natural justice as the petitioner was not afforded any opportunity of hearing prior to the passing of the impugned refusal check slip dated 04.11.2025.

2. The learned counsel for the petitioner contends before this Court that the suits which are pending, does not deal with the property, which is the subject matter of the sale deed presented by the petitioner for registration.

3. Till date, counter has not been filed by the official respondents.



4. The third respondent is the purchaser under the sale deed presented by the petitioner for registration. Therefore, notice to the third respondent is dispensed with by this Court.

5. As seen from the impugned refusal check slip dated 04.11.2025, the petitioner's contentions as raised in this writ petition along with the petitioner's supporting documents have not been considered by the second respondent. The petitioner was also not afforded any opportunity of hearing by the second respondent prior to passing of the impugned refusal check slip dated 04.11.2025.

6. Since the impugned refusal check slip dated 04.11.2025 is a non-speaking order and is an order passed in violation of the principles of natural justice, necessarily, the impugned refusal check slip dated 04.11.2025 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.

7. Accordingly, the impugned refusal check slip dated 04.11.2025 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 supporting documents, stating as to why the sale deed presented by the petitioner has to be registered within a period of two weeks from the date of receipt of a copy of this order. On receipt of the same, within the stipulated time, the second respondent after giving due consideration to the written explanation submitted by the petitioner and the supporting documents produced by the petitioner, shall take a final decision as to whether the sale deed can be registered or not within a period of four weeks thereafter.

8. In case, the second respondent decides to refuse registration of the sale deed presented by the petitioner, the second respondent shall pass a speaking order, after giving due consideration to the contentions of the petitioner as well as the supporting documents produced by the petitioner.

9. With the aforesaid directions, this writ petition is disposed of. No Costs.

23-03-2026

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



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To

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Chennai-600 028

2. The Sub Registrar,
Office Of Sub-registrar, Veppannapalli,
Krishnagiri.



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ABDUL QUDDHOSE J.

ab

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