



W.P.(MD) No.1032 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 30.01.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.1032 of 2026

G.Balasubramanian

... Petitioner

Vs

The Sub Registrar,
Sankarankovil Sub Registrar Office,
Sankarankovil, Tenkasi District.

... Respondent

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus calling for the records relating to the impugned refusal check slip No. RFL/Sankarankovil/141/2025 dated 25.10.2025 issued by the respondent, quash the same and consequently directing the respondent to receive and register the sale deed dated 25.10.2025 presented by the Petitioner in accordance with law and within the stipulated period.

For Petitioner : Ms.S.Mahalakshmi

For Respondent : MrK.R.Badurus Zaman,
Govt. Advocate



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ORDER

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This Writ Petition is filed challenging the impugned order dated 25.10.2025 passed by the respondent and also seeking for a consequential direction, directing the respondent to receive and register the sale deed dated 25.10.2025 presented by the Petitioner in accordance with law and within the stipulated period.

2. The learned counsel appearing for the petitioner would submit that the petitioner has purchased the property from his vendors, which is the vendors' ancestral property, for valid and due consideration. When the petitioner presented a sale deed for registration, the same was refused to be registered on the ground that the subject property is the unapproved house sites or layouts. Challenging the same, the petitioner has filed this Writ Petition.

3. The learned Government Advocate appearing for the respondent would submit that the subject property is an unapproved layout and therefore, they will not be in a position to register the same. Hence, he prays for dismissal of this Writ Petition.



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4. This Court heard the submissions made by both sides and perused the materials available on record.

5. On a perusal of the records, it is seen that the petitioner's vendors intended to sell their ancestral property to an extent of 10 cents of land. In the circular/clarification issued by the Inspector General of Registration dated 18.03.2020, it is stated that if 10 cents of lands is sold, when such property was acquired by virtue of inheritance, the bar under Section 22-A will not come into picture. Therefore, the petitioner's vendor is certainly entitled to sell the property and the question of forming layout would not arise. Therefore, the impugned order is liable to be set aside.

6. Accordingly, the impugned refusal check slip issued by the respondent dated 25.10.2025 is set aside. The petitioner is directed to re-present the sale deed dated 25.01.2025. Upon representation, the respondent is directed to register the same forthwith.



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7. With the above observations, this Writ Petition is allowed.

There shall be no order as to costs.

30.01.2026

vsm



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To
The Sub Registrar,
Sankarankovil Sub Registrar Office,
Sankarankovil, Tenkasi District.



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KRISHNAN RAMASAMY, J.

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