



W.P.(MD) No.3112 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 06.02.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.3112 of 2026
and W.M.P.(MD)No.2563 of 2026

S.Kalaiselvi

... Petitioner

Vs

1. The District Registrar,
Dindigul, Dindigul District.

2. The Sub-Registrar,
Kallimandayam Sub-Registrar Office,
Madurai District.

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus, to call for the records pertaining to the impugned Refusal Check Slip in Refusal No. RFL/Kallimandayam/2/2026 dated 14.01.2026 on the file of the respondent No.2 and quash the same as illegal and consequently for a direction, directing the respondent No.2 to register the sale deed dated 14.01.2026 presented by the petitioner within the time period stipulated by this Court.

For Petitioner : Mr.T.Aswin Raja Simman

For Respondents : Mr.K.S.Selvaganesan,
Addl. Govt. Pleader



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W.P.(MD) No.3112 of 2026

ORDER

This Writ Petition is filed challenging the impugned Refusal Check Slip in Refusal No. RFL/Kallimandayam/2/2026 dated 14.01.2026 issued by the respondent No.2 and quash the same as illegal and also seeking for a consequential direction, directing the respondent No.2 to register the sale deed dated 14.01.2026 presented by the petitioner within the time period stipulated by this Court.

2. By consent, this Writ Petition is taken up for final disposal at the admission stage itself.

3. It is the case of the petitioner that when the petitioner presented a sale deed for registration, the 2nd respondent refused to register the same on the ground that four boundaries of the subject property was not mentioned in the previous sale deed dated 05.12.2022. Challenging the same, the petitioner has filed this Writ Petition.

4. The learned counsel appearing for the petitioner would submit that the total extent of the subject property is 2 acres 05 cents, out



W.P.(MD) No.3112 of 2026

of which, the petitioner has purchased 51 ½ cents. At the time of purchase of the subject land, the petitioner's vendor and other persons were joint owners and the subject property was undivided. Since, it is a undivided property, four boundaries has not been mentioned. After purchase, the petitioner has made an application before the VAO and Thasildar, seeking to issue four boundaries in respect of the subject property. Based on the said application, four boundaries of the subject property has been mentioned. Without taking into consideration of the said fact, the 2nd respondent refused to register the sale deed presented by the petitioner. Hence, the impugned order is liable to be quashed.

5. The learned Additional Government Pleader appearing for the respondents would submit that since four boundaries has not been mentioned in the subject property, they are not in a position to register the same.

6. This Court finds force in the submissions made by the learned counsel appearing for the petitioner. The petitioner has purchased the undivided properties and therefore, at the time of purchase, four boundaries has not been mentioned. Thereafter, the petitioner filed applications before the VAO as well as the Tahsildar and obtained the



W.P.(MD) No.3112 of 2026

four boundaries, which, however, do not confer any right upon the petitioner except for the present enjoyment of the property. If there is any dispute with regard to the four boundaries, it is for the joint patta holders to resolve the same before the civil court. Therefore, I do not find any impediment for the respondents to register the sale deed presented by the petitioner.

7. Accordingly, the impugned refusal check slip issued by the 2nd respondent dated 14.01.2026 is set aside. The petitioner is directed to represent the sale deed dated 14.01.2026 before the 2nd respondent along with necessary stamp duty and registration fees and thereafter, 2nd respondent is directed to register the same in accordance with law, if it is otherwise in order.

8. With the above observations, this Writ Petition is allowed. There shall be no order as to costs. Consequently, connected miscellaneous petition is closed.

06.02.2026

Index : Yes/No
Neutral Citation: Yes/No
vsm



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W.P.(MD) No.3112 of 2026

To

1. The District Registrar,
Dindigul, Dindigul District.
2. The Sub-Registrar,
Kallimandayam Sub-Registrar Office,
Madurai District.



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W.P.(MD) No.3112 of 2026

KRISHNAN RAMASAMY, J.

vsm

W.P.(MD)No.3112 of 2026

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