



W.P.(MD) No.5135 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 25.02.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.5135 of 2026

Balaguru

... Petitioner

Vs

1.The District Registrar,
Sivagangai, Sivagangai District.

2.The Sub Registrar,
Thiruppuvanam Sub Registrar Office,
Sivagangai District.

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the second respondent to register the sale deed document in TP/250656482/2026, dated 11.02.2026 presented by the petitioner for the punja property in S.No. 161/55, Kalathur Village, Thirusali Taluk, Thiruppuvanam, Virudhunagar District.

For Petitioner : Mr.K.Dinesh

For Respondents : Mr.M.Lingadurai,
Special Government Pleader



W.P.(MD) No.5135 of 2026

ORDER

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This writ petition has been filed seeking a direction to the second respondent to register the sale deed in Document No.TP/250656482/2026 dated 11.02.2026, presented by the petitioner in respect of the punja property in S.No.161/55, Kalathur Village, Thiruchuli Taluk, Thirupuvanam, Virudhunagar District.

2. Mr.M.Lingadurai, learned Special Government Pleader, takes notice on behalf of the respondents. By consent of the parties, the main writ petition is taken up for disposal at the admission stage itself.

3. The learned counsel appearing for the petitioner submitted that the petitioner's brother executed a gift deed in favour of the petitioner in Document No.8101 of 2025 for an extent of 23 cents situated at Kalathur Village, Thiruchuli Taluk, Thirupuvanam, Virudhunagar District, and patta was also granted in Patta No.2533. Accordingly, the petitioner is in possession and enjoyment of the subject property. Thereafter, the petitioner borrowed money from one Kannan for performing his daughter's marriage and failed to repay the said amount. Hence, the



W.P.(MD) No.5135 of 2026

petitioner decided to execute a sale deed in respect of the above property in favour of the said Kannan. Accordingly, the petitioner presented the sale deed before the second respondent on 11.02.2026. However, the second respondent did not register the document and also did not issue any refusal check slip, but orally informed the petitioner to obtain layout approval. According to the petitioner, the property is only a punja land and not a house site plot and therefore the same will not attract the bar under Section 22-A of the Registration Act. Since the document was not registered, the present writ petition has been filed.

4. The learned Special Government Pleader appearing for the respondents submitted that since the petitioner is attempting to form a layout, the second respondent was not in a position to register the document. He further submitted that if the document is re-presented, the same will be considered in accordance with law.

5. In view of the above submissions, the petitioner is directed to re-present the sale deed dated 11.02.2026 before the second respondent. Upon such re-presentation, the second respondent shall consider the document on its own merits and in accordance with law. Since the



W.P.(MD) No.5135 of 2026

transaction is stated to have been entered into only as a security for the loan obtained from the said Kannan for the marriage expenses of the petitioner's daughter, the second respondent shall not insist upon layout approval, if the property is classified as punja land and does not attract the bar under Section 22-A of the Registration Act. The second respondent shall thus register the document, if it is otherwise in order.

6. With the above directions, the writ petition stands disposed of.

No costs.

25.02.2026

TSG

Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

To

1.The District Registrar,
Sivagangai, Sivagangai District.

2.The Sub Registrar,
Thiruppuvanam Sub Registrar Office,



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W.P.(MD) No.5135 of 2026

KRISHNAN RAMASAMY, J.

TSG

W.P.(MD)No.5135 of 2026

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