



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 25-11-2025

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THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 19563 of 2025

1.J.Anandh Babu,
S/o.K.Jayaraman,
Residing At No.10, Elango Street,
Jothi Nagar, Arakkonam Town And Taluk,
Ranipet District.

2.D.Meenatchi,
W/o.Anandh Babu,
Residing At No.10, Elango Street,
Jothi Nagar, Arakkonam Town And Taluk,
Ranipet District.

Petitioner(s)

Vs

The Sub Registrar,
Arakkonam Sub- Registrar Office,
Aarakkonam, Ranipet District.

Respondent(s)

PRAYER:-Writ Petition filed under Article 226 of the Constitution of India, praying for an issuance of Writ of Certiorarified Mandamus, calling for the records of the respondent made in Refusal Check Slip No. RFL / Arakkonam /23 /2025 dated 24.05.2025 to quash the same and consequentially direct the respondent to register the Sale Deed dated 24.05.2025 executed by our vendors namely 1.N.shankar 2.B.Mari represented by their power agents G.Kumar, A.Arokiadass and 3.V.Munirathinam in our favour in respect of the properties totally measuring 3.58 Acres comprised in S.F.No.243 / 2 (1 Acre), Old



S.F.No.244 /1 (New S.F.No.244 /1 A) (30 Cents), 244 /2 (1.68 Acres) and old S.F.No.244 /1 (New S.F.No.244 / 1 B) (60 Cents) situated at Arigilapadi Village, Arakkonam Taluk.

For Petitioner(s): M/s.R.Arthi

For Respondent(s): Mr.Abishek Murthy
Government Advocate

ORDER

This writ petition has been filed by the petitioner challenging the Refusal Check Slip No.RFL / Arakkonam /23 /2025 dated 24.05.2025 issued by the respondent.

2.Learned counsel for the petitioner would submit that initially the petitioners' vendor through their power agents formed a layout in the subject properties purchased vide registered sale deeds bearing Doc. Nos.981/1991, 1558/1991, 707/1999, 3077/2005, 6483/2007 & 4957/2012 and sold some of the plots to the third parties through registered sale deeds dated 14.06.2016 in Doc.No.2593/2016 and Doc.No.2594/2016. Since the said documents were not acted upon, it has been cancelled vide cancellation deeds through Doc.Nos.6802/2024 and 6803/2024 dated 09.08.2024 respectively and the land was reverted to the petitioners' vendor. Further, the layout was formed without



converting the agricultural land into plot and after the execution of cancellation deeds dated 09.08.2024, the subject properties are being used for the agricultural purpose by the petitioners' vendors and the same has been reflected in the adangal registers as well. Under such circumstances, now the petitioners' vendors intends to sell the entire extent of 3.58 acres of land to the petitioners. Accordingly, the petitioners' vendors through their power agents had executed a sale deed dated 24.05.2025 in favour of the petitioners. However, the respondent refused to register the same, citing the reason that the petitioners' vendors formed a layout in the subject properties through power agents and sold few plots and therefore, now the layout cannot be sold as an agricultural land.

3.She would further submit that initially the petitioners' vendors intends to convert the agricultural land into layout through their power agents. However, the power agents without converting the same, formed the layout and sold few plots. However, subsequently, those sale deeds were cancelled through the cancellation deeds dated 09.08.2024 and the lands are being used for the agricultural purpose. Therefore, the land was never converted into plots and hence, she prayed to set aside the impugned refusal check slip.

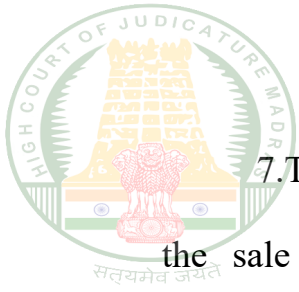
4.Learned Government Advocate appearing for the respondent would submit that since the layout has been formed in the subject properties and the guideline value Rs.100 was fixed per sq.ft, the respondent refused to register the



sale deed 24.05.2025 executed in favour of the petitioner. In the event, the land is being used as an agricultural land, a bar under Section 22A of the Registration Act, will not come into picture. Therefore, he prayed to pass appropriate orders.

5. Heard the learned counsel for the petitioner as well as the learned Government Advocate appearing for the respondents and perused the materials available on records.

6. Considering the submissions made by either parties, it is evident that, in the present case, the petitioner intends to purchase 3.58 acres of land by virtue of sale deed dated 24.05.2025. However, the respondent issued refusal check slip dated 24.05.2025, citing the reason that through power agents, the petitioners' vendor have formed layout in the subject properties and now the sale deed has been executed as agricultural land. According, to the petitioner, initially the layout was formed in the subject properties and some of the plots were being sold by the power agents of the petitioners' vendor. Subsequently, those sale deeds were cancelled through the cancellation deeds dated 09.08.2024 and the land was reverted back to the petitioners' vendor and the same is being used only for agricultural activity, which was also registered in the adangal register.



7. The bar under Section 22A of the Registration Act is only applicable if the sale is made after converting the agricultural land into unapproved layout/plot. Now, since the petitioner intends to sell the subject land as an agricultural land, there will be no bar for registration of petitioners sale deed.

8. In view of the above, this Court feels that it would be appropriate to set aside the impugned refusal slip and grant an opportunity to the petitioner to explain all the above aspects before the respondent. Accordingly, the impugned refusal check slip dated 24.05.2025 is hereby set aside and the respondent is directed to verify the aspect whether the petitioners vendors have been using the subject land for the agricultural activities without converting it into a plot/layout, and thereafter, proceed with registration of the sale deed, if it is otherwise in order, in accordance with law, immediately upon the representation of the sale deed dated 24.05.2025.

9. With the above directions, this writ petition is disposed of. No cost.

25-11-2025

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Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

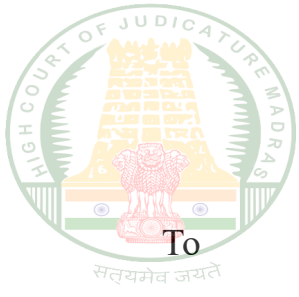
Neutral Citation: Yes/No



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To

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The Sub Registrar,
Arakkonam Sub- Registrar Office,
Aarakkonam, Raniept District.



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KRISHNAN RAMASAMY J.
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