

W.P.(MD)No.7546 of 2026

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BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 28.04.2026

CORAM:

THE HONOURABLE MR.JUSTICE D.BHARATHA CHAKRAVARTHY

W.P.(MD)No.7546 of 2026

and

W.M.P.(MD)Nos.6180, 6181 & 6183 of 2026

A.Karupanan

... Petitioner

-VS-

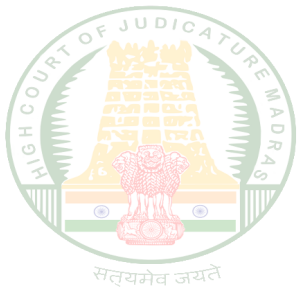
1.The District Registrar,
O/o. the District Registrar,
Ramanathapuram,
Ramanathapuram District.

2.The Sub-Registrar,
O/o. the Sub Registrar Office,
Mudukalathur,
Ramanathapuram District.

3.A.Gnanasekar

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India, to issue a Writ of Certiorarified Mandamus, calling for the records relating to the impugned receipt issued by the second respondent in his Refusal Number RFL/Muthukulathur/14/2026 dated 09.02.2026 and quash the same as illegal and consequently to register and release the sale deed presented by the petitioner on 09.02.2026 within the period that may be stipulated by this Court.



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For Petitioner : Mr.V.Karthikraja
for M/s.Ajmal Associates

For R1 and R2 : Mr.F.Deepak
Special Government Pleader

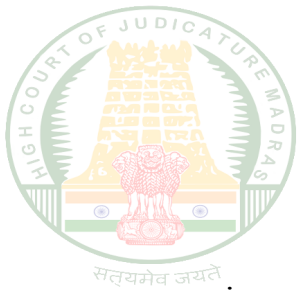
For R3 : No Appearance

ORDER

The writ petition is filed challenging the impugned refusal check slip dated 09.02.2026.

2. When the petitioner presented a sale deed for registration, the same was refused on the ground that the petitioner claims title under Document No.1151 of 2008, which had been cancelled by Document No.151 of 2010. The second reason assigned is that a suit in O.S.No.3 of 2022 is pending.

3. The learned counsel for the petitioner submitted that, though it is true that the document presented by the petitioner incorrectly states that the petitioner derived title under Document No.1151 of 2008, the fact remains that the petitioner's father had originally settled the property in favour of the petitioner under Document No.1151 of 2008. The same was subsequently cancelled by the petitioner's father by Document No.151 of 2010. Thereafter, the petitioner's father

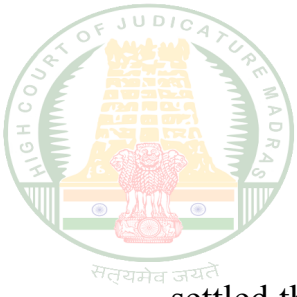


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again executed a settlement deed in favour of the petitioner, which is registered as Document No.97 of 2011. Hence, the petitioner is the owner of the property as on date. Insofar as the suit is concerned, the third respondent has filed a suit for partition, which is pending, and there is no interim order of injunction in the said suit.

4. I have also heard the learned Special Government Pleader appearing on behalf of the respondents 1 and 2. Though notice has been served on the third respondent, there is no appearance on behalf of the third respondent.

5. As regards the first reason, since the petitioner has now stated that the recitals in the document will be corrected by incorporating the fact of cancellation of the earlier settlement deed and the subsequent execution of the settlement deed in the year 2011, the said reason cannot be sustained. The Sub Registrar is at liberty to verify the original settlement deed of the year 2008, the cancellation deed of the year 2010, and the subsequent settlement deed of the year 2011. Upon such verification, it would be evident that the petitioner's father had initially executed a settlement deed, thereafter cancelled the same, and subsequently re-



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settled the property in favour of the petitioner. Therefore, the document cannot be refused on this ground.

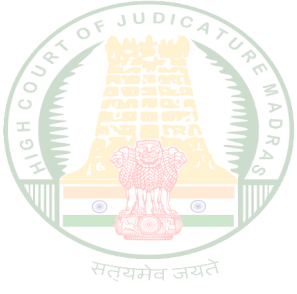
6. As regards the second reason, it is well settled that mere pendency of a civil suit does not preclude the registration of a document. The rights of the parties will ultimately be subject to the decree that may be passed by the competent Civil Court.

7. In view of the above, this writ petition is allowed on the following terms:

(i) The impugned refusal check slip dated 09.02.2026 is set aside and the matter is remanded to the file of the second respondent.

(ii) Within a period of two weeks from the date of receipt of a web copy of this order, the petitioner shall re-present the document after duly correcting the recitals.

(iii) Upon such re-presentation, the Sub Registrar shall verify the documents of the years 2008, 2010, and 2011 and, upon being satisfied that the petitioner's father had executed the settlement deed in the year 2011, shall register the document, if there is no other legal impediment.



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(iv) The aforesaid exercise shall be completed within a period of four weeks from the date of re-presentation of the document by the petitioner.

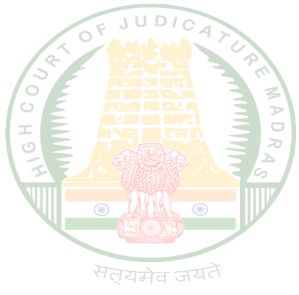
No costs. Consequently, the connected Miscellaneous Petitions are closed.

28.04.2026

NCC : Yes / No
smn2

To:-

- 1.The District Registrar,
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Ramanathapuram,
Ramanathapuram District.
- 2.The Sub-Registrar,
O/o. the Sub Registrar Office,
Mudukalathur,
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D.BHARATHA CHAKRAVARTHY, J.

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