



W.P.(MD)No.11865 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 22.04.2026

CORAM :

THE HONOURABLE MR. JUSTICE D.BHARATHA CHAKRAVARTHY

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Hitler

... Petitioner

Vs.

1.Through its Manager,
Axis Bank,
No.61/4B, Pattu Arcade 1st Floor,
Byepass Road,
Ramnagar, Madurai – 625010.

2.Vetrivel

3.The Sub Registrar,
Chekanurani Sub Registrar Office,
Madurai District.

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus forbearing the third respondent to register any document in respect of property situated in S.No.111/3B Kongarpuliyankulam Village, Thirumangalam Taluk, Madurai District by the way of considering the petitioner's may replace petitioner's to the document and the scheduled property, the petitioner may ready to satisfy any remedy to respondent 1 and 2.

For Petitioner : Mr.A.Yasarkhan

For R3 : Mr.D.S.Nedunchezian
Government Advocate



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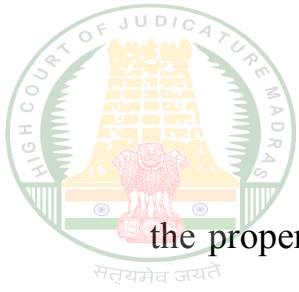
ORDER

The writ petition has been filed for issuance of a Writ of Mandamus forbearing the third respondent from registering any document in respect of the property situated in Survey No.111/3B, Kongarpuliyankulam Village, Thirumangalam Taluk, Madurai District.

2. Upon hearing the learned counsel for the petitioner and on perusal of the materials available on record, it is seen that the property originally belonged to the petitioner and was mortgaged in favour of the first respondent, namely, Axis Bank. From the records, it is evident that, upon default, the first respondent Bank brought the property to sale by way of public auction under the provisions of the SARFAESI Act, in favour of the second respondent.

3. It is now stated that the petitioner is willing to pay the sale consideration as well as the mortgage amount and seeks a direction that no document in respect of the said property be registered.

4. As a matter of fact, once a sale certificate is issued pursuant to an auction sale, the same is filed in Book No.2 in accordance with the prescribed procedure. If the petitioner is aggrieved by the auction sale or seeks to redeem



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the property by paying the dues, it is for the petitioner to challenge the auction proceedings before the Debts Recovery Tribunal or approach the appropriate forum in the manner known to law. The Sub-Registrar has no jurisdiction to adjudicate upon such issues or to withhold registration on that basis. The relief sought for in this writ petition, therefore, cannot be granted.

5. Accordingly, this writ petition is disposed of, leaving it open to the petitioner to work out his remedy before the appropriate Tribunal/forum in the manner known to law. No costs.

22.04.2026

NCC : No
smn2

To

The Sub Registrar,
Chekanurani Sub Registrar Office,
Madurai District.



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D.BHARATHA CHAKRAVARTHY, J.

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