

W.P(MD)No.29871 of 2024

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 08.08.2025

CORAM:

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P(MD)No.29871 of 2024

R.Sukumar

.. Petitioner

Vs.

1. The District Registrar
Registration Department,
Trichy District.

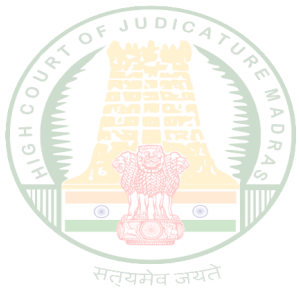
2. The Sub Registrar
Registration Department,
Thiruverumbur Sub Registrar Office,
Trichy District.

.. Respondents

PRAYER:Writ Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Ceritorarified Mandamus, to call for for the records relating to the impugned check slip in RFL/Thiruverumbur/377/2024 dated 21.11.2024 issued by the 2nd respondent, quash the same and consequently direct the respondents to register the sale deed dated 21.11.2024 presented by the petitioner and return the same as per the Registration Act 1908, within time frame.

For Petitioner : Mr.B.Prasanna Vinoth

For Respondents : Mr.S.Saji Bino
Special Government Pleader



W.P(MD)No.29871 of 2024

ORDER

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This Writ Petition has been filed for the issuance of a Writ of Certiorarified Mandamus, to quash the impugned check slip in RFL/Thiruverumbur/377/2024 dated 21.11.2024 issued by the 2nd respondent and consequently direct the respondents to register the sale deed dated 21.11.2024 presented by the petitioner and return the same as per the Registration Act 1908, within time frame.

2. It is the case of the petitioner that the land to the extent of 8 acres 90 cents comprised in S.no.172 situated at Palanganakudi Village, Thiruverumbur Taluk, Tiruchirappalli District, absolutely belongs to one Seenivasa Nadar who acquired the land by way of a registered sale deed dated 20.10.1967. On 16.02.1998 the said Seenivasa Nadar had given a registered general power of attorney to the extent of 2 acres 54 cents to one S.P.Seetharaman and Giriraj to dispose of the property. After obtaining the power of attorney, the said Seetharaman and Giriraj had developed the land to an extent of 2 acres 54 cents in S.no.172/1 and converted the land into more than 200 unapproved plots and named it as 'Venkateshwara Nagar'. The contention of the petitioner is that after verifying the revenue records, on 21.04.1999 one M.Abdul Salam, who is the petitioner's vendor, had purchased the plot Nos.44, 45 and 46 which comprised in S.No.172/1 by way of a registered sale deed from the said Seenivasa Nadar



W.P(MD)No.29871 of 2024

through his power agents. Thereafter, the petitioner has purchased the same property from Abdul Salam through his power agent, namely; Easter Raj. All the revenue records were mutated in his father and he also obtained separate patta for subdivided properties from the concerned revenue authorities. One Rajarajan had approached the petitioner to buy the land in Plot Nos.44 to 46 and therefore, on 21.11.2024 he presented the sale deed before the 2nd respondent for registration, but the 2nd respondent has refused to register the sale deed and returned the document vide impugned refusal check slip dated 21.11.2024 stating that there were multiple sale with respect to the subject properties, by making two layouts in the same survey number. However, according to the petitioner, he has title over the said property.

3. Heard both sides and perused the materials available on record.

4. At the outset, the petitioner has purchased the subject property from Abdul Salam through his power agent, namely; Easter Raj and all the revenue records were mutated in his father and he also obtained separate patta for subdivided properties from the concerned revenue authorities. Merely because there is multiple entry in respect of subject property, the registration cannot be refused. Hence, the impugned check slip dated 21.11.2024 is hereby quashed and this Writ Petition is **allowed**. The second respondent is directed to register the



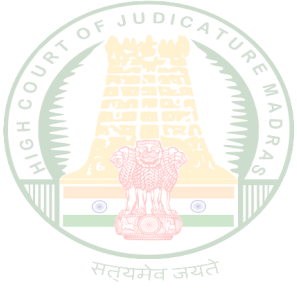
W.P(MD)No.29871 of 2024

petition mentioned document within a week from the date of receipt of a copy of this order. It is for the concerned parties to establish their title before the competent civil Court by adducing property document. No costs.

08.08.2025

NCC : Yes / No
Index : Yes / No
Internet : Yes

Ksa

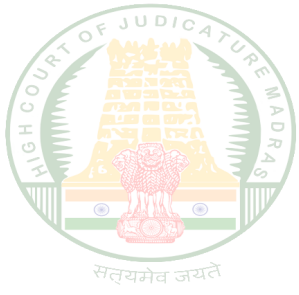


W.P(MD)No.29871 of 2024

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To

1. The District Registrar
Registration Department,
Trichy District.
2. The Sub Registrar
Registration Department,
Thiruverumbur Sub Registrar Office,
Trichy District.



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W.P(MD)No.29871 of 2024

S.SRIMATHY, J.

Ksa

**ORDER MADE IN
W.P(MD)No.29871 of 2024**

DATED : 08.08.2025