



W.P.(MD) No.35449 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED: 11.12.2025

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.35449 of 2025

Rajesh Goel

... Petitioner

Vs

1. The District Registrar,
Virudhunagar District.

2. The Sub Registrar,
Pandhalkudi Sub Registrar Office,
Pandhalkudi,
Virudhunagar District.

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus to call for the records pertaining to the Refusal Check Slip issued by the 2nd respondent in Refusal Number RFL/Pandhalkudi/26/2025 dated 18.11.2025 and quash the same as illegal and consequently direct the respondents herein to register the settlement deed dated 18.11.2025 in regards with the property comprised in survey No.291 situated at Pappakudi Village, Sattur Taluk, Virudhunagar District.

For Petitioner : Mr.R.Shenbagaraj

For Respondents : Mr.K.R.Badurm Zamab,
Govt. Advocate



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ORDER

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This Writ Petition is filed challenging the impugned Refusal Check Slip in Refusal Number RFL/Pandhalkudi/26/2025 dated 18.11.2025 issued by the 2nd respondent and also seeking for a consequential direction directing the respondents herein to register the settlement deed dated 18.11.2025 in regards with the property comprised in survey No.291 situated at Pappakudi Village, Sattur Taluk, Virudhunagar District.

2. Mr.K.R.Badurm Zamab, learned Government Advocate takes notice for the respondents. By consent, this Writ Petition is taken up for final disposal.

3. It is the grievance of the petitioner that when the petitioner presented a settlement deed for registration, the same was refused to be registered on the ground that by a same person, the subject property has been sold to two different parties. Challenging the same, the petitioner has filed this Writ Petition.



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4. The learned Government Advocate appearing for the respondents would submit that since there was a double entries in respect of the same properties, the impugned refusal check slip was issued by the 2nd respondent.

5. On a perusal of the records, it is seen that, the petitioner has purchased the subject property from one Mariammal, through a registered sale deed dated 19.09.2007. Thereafter, the petitioner's vendor Mariammal, fraudulently sold the subject property to some other person in the year 2008. This Court is of the view that the petitioner, being the first purchaser, is certainly entitled to right over the property. The second sale deed executed by the petitioner's vendor in the year 2008 noway will affect the petitioner's right to transfer the property by virtue of sale or settlement. Therefore, the impugned order is liable to be set aside.

6. Accordingly, this Writ Petition is allowed and the impugned refusal check slip issued by the second respondent dated 18.11.2025 is set aside. The petitioner is directed to represent the settlement deed and upon representation of the same, the second respondent is directed to register the settlement dated 18.11.2025 immediately. There shall be no order as to costs.



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7. Post the matter “for compliance” on 02.01.2026.

11.12.2025

vsm

Index : Yes/No

NCC : Yes/No



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1. The District Registrar,
Virudhunagar District.
2. The Sub Registrar,
Pandhalkudi Sub Registrar Office,
Pandhalkudi,
Virudhunagar District.



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KRISHNAN RAMASAMY, J.

vsm

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