



W.P.(MD) No.35318 of 2025

BEFORE THE MADURAI BENGH OF MADRAS HIGH COURT

DATED: 17.12.2025

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.35318 of 2025

Murugesan

... Petitioner

Vs

1. The District Registrar,
Tenkasi District,
Tenkasi.

2. The Joint I Sub-Registrar,
Tenkasi, Tenkasi District.

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus calling for the records pertaining to the order in Na.Ka.No.7284/Aa1/2023 dated 08.09.2025 issued by the 1st respondent confirming the order passed by the 2nd respondent in Na.Ka.No.6763/A.Pa.Pi/2023 dated 25.08.2023 and quash the same as arbitrary, unlawful consequently directing the 2nd respondent to register and release the sale deed dated 19.07.2023 kept as Pending document No.(P33/2023) on his file.

For Petitioner : Mrs.N.Vijalakshmi

For Respondents : Mr.V.Om Prakash,
Government Advocate



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ORDER

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This Writ Petition is filed challenging the order passed by the 1st respondent in Na.Ka.No.7284/Aa1/2023 dated 08.09.2025, confirming the order passed by the 2nd respondent in Na.Ka.No. 6763/A.Pa.Pi/2023 dated 25.08.2023 and seeking for a consequential direction directing the 2nd respondent to register and release the sale deed dated 19.07.2023, which was kept as Pending document No. (P33/2023) on his file.

2. It is the grievance of the petitioner that when the petitioner presented a sale deed for registration, the 2nd respondent by an order dated 25.08.2023, refused to register the same. Thereafter, the petitioner filed an appeal before the 1st respondent. However, the 2nd respondent also through the impugned order dated 08.09.2025, refused to register the sale deed. Hence, the petitioner has approached this Court.

3. The learned counsel appearing for the petitioner would submit that the petitioner without application of mind and without conducting any proper enquiry, refused to register the document on the



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ground that there is a bar under Section 22(A) of the Registration Act, 1908, since the subject property is an unapproved house plot.

Challenging the same, the petitioner has filed this Writ Petition.

4. Today, the photocopy of the subject land has been produced by the petitioner. On a perusal of the same, it is clear that 87 cents of land is an agricultural land and in the said land, there is a well, motor pump set along with a form house. Therefore, at any cost, the same cannot be construed as a house site or house plot. It is only agricultural land and agricultural activities are going on. There is no doubt on the aspect that the subject land is an agricultural land. Though neighbouring land is used as a house plot, the same yardstick cannot be applied to the subject land. Therefore, this Court is of the view that the impugned order is passed without application of mind and the same is liable to be set aside.

5. Accordingly, the Writ Petition is allowed and the impugned order is set aside. The petitioner is directed to re-present the sale deed dated 19.07.2023. Upon representation, the 2nd respondent is directed to register the same within a period of one week from today.



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6. Post the matter “for compliance on 02.01.2026.

17.12.2025

Index : Yes/No
Internet: Yes/No
Neutral Citation: Yes/No

vsm



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WEB COPY To

1. The District Registrar,
Tenkasi District,
Tenkasi.
2. The Joint I Sub-Registrar,
Tenkasi, Tenkasi District.



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KRISHNAN RAMASAMY, J.

vsm

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