



CWP-453-2024

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**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

(249)

CWP-453-2024

Date of Decision : 10.07.2025

Desh Raj Palhora

...Petitioner

Versus

Sub Registrar Office Sub Tehsil, Zirakpur and another

...Respondents

CORAM: HON'BLE MR. JUSTICE KULDEEP TIWARI

Present: Mr. Gagandeep Singh Virk, Advocate
for the petitioner.

Mr. Teevar Sharma, AAG, Punjab.

KULDEEP TIWARI, J.(ORAL)

1. Through the instant writ petition, cast under Articles 226/227 of the Constitution of India, a prayer is made for issuance of a *mandamus*, upon the respondents, to register the sale deed *qua* the property described in *khasra No.40//19/2, 20/1, 21/1, 21/2, 22, 23/1, 47//3, 7, 8, 13,14, 15/1, 16/2, 17, 24, 25/1*, totaling 88 kanals 4 marle share 47/15876 in the village of Bhabat, and to decide the representation dated 19.09.2023 (Annexure P-3).

2. The petitioner averred through the instant writ petition that he made several attempts to get the sale deed registered. However, the Sub Registrar concerned, has neither registered the sale deed, nor has passed any refusal order, in pursuance to Section 71 of the Registration Act, 1908. He further submits that even the legal notice served through the counsel for the petitioner, was never replied by the Sub Registrar concerned.



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3. Upon notice of the instant writ petition, Mr. Teevar Sharma, AAG, Punjab, who is representing Mr. Lovepreet Singh, Sub Registrar, Tehsil Zirakpur, SAS Nagar Mohali, fairly submits that in case, the petitioner approached the office of the Sub Registrar concerned, for the execution of the sale deed, the latter shall take a final decision thereof, in accordance with the provision of the Registration Act, 1908..

4. In view of the specific stand, as taken by the learned counsel for the State, this Court deems it apt to dispose of the instant writ petition, with a *mandamus* upon the Sub Registrar concerned, that in case, the petitioner approached the latter concerned, for execution of the sale deed, within a period of 15 days, from the date of receipt of certified copy of this order, he shall take final decision on the same.

5. In case, the Sub Registrar concerned, finds that the said sale deed cannot be registered, then, he shall pass a speaking/refusal order, in pursuance to Section 71 of the Registration Act, 1908.

6. Consequently, the instant writ petition is **disposed of**.

(KULDEEP TIWARI)
JUDGE

July 10, 2025
Manpreet

Whether speaking/reasoned : Yes/No
Whether reportable : Yes/No