



WEB COPY

WP No. 1284 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 29-01-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 1284 of 2026

P.Deepak Kumaran

S/o K.E. Palani

No 4/194, Iyappan Kovil Street, Kolluthuvanchari

Iyyappanthangal Chennai 600 122

..Petitioner(s)

Vs

1. The Inspector General of Registration

The office of Inspector General of Registration

No 100 Santhome high Court road,

Mylapore, Chennai 600 028

2. The District Registrar (Administration) Chennai

South Integrated building for office of the

Commercial Tax and Registration,

Department, Fanepet,

Nandhanam, Chennai 600 035

3. The Joint 1 Sub Registrar South I

Saidapet, Chennai 600 015

..Respondent(s)



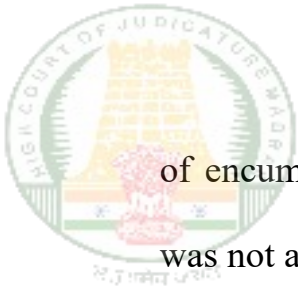
PRAYER: Writ petition is filed under Article 226 of the Constitution of India, pleased to issue a Writ of Mandamus, directing the Second and Third Respondents to remove the encumbrance entries made pursuant to the quashed order dated 10.10.2023 under the Settlement Deed dated 02.02.2019 registered as Document No. 1388/ 2019 and to restore the records to their original status.

For Petitioner(s): Mr.T.V. Suresh Kumar

For Respondent(s): Mr.U.Baranidharan,
Special Government Pleader

ORDER

One Mr.K.Gopalachari lodged a complaint dated 02.10.2022 before the second respondent under Section 77A of the Registration Act, 1908 seeking cancellation of settlement deed dated 02.02.2019 bearing Document No.1388 of 2019. An order of cancellation was issued on 02.02.2019. Aggrieved by the same, the petitioner filed W.P.No.31128 of 2024. The said writ petition formed part of a batch of cases, which were decided in *M.Kathirvel v. The Inspector General of Registration and others, 2024(4) L.W 110*. In the said judgment, Section 77A of the Registration Act was held as unconstitutional and all the orders of cancellation were set aside. Thereafter, the petitioner sought removal



of encumbrance entries relating to the cancellation order. Because the request was not acted upon, the present writ petition has been filed.

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2. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for all the respondents. He submits that necessary action would be taken to make neutralising entries. Recording the submissions of learned Special Government Pleader, this writ petition is disposed of by directing the second and third respondents to consider the petitioner's request for deletion of entries relating to cancellation from the encumbrance certificate and to make appropriate neutralising entries in that regard. This action shall be taken within two weeks from the date of receipt of a copy of this order. No costs.

29-01-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

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To

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SENTHILKUMAR RAMAMOORTHY, J.

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