



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-07-2026

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP Nos. 27598, 27600 & 27602 of 2026

Dr.M.Arunvel Kumar

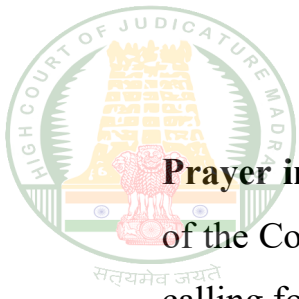
..Petitioner(s) in all
W.Ps.,

Vs

1. The Inspector General of Registration,
Office of the Inspector General of Registration,
Raja Annamalai Puram,
Chennai-600 028.
2. The District Registrar,
Administration,
Chengalpattu District.
3. The Sub Registrar,
Thiruporur Sub Registrar office,
No.29, South Mada street,
Thiruporur-603 110,
Chengalpet District.

..Respondent(s) in all
W.Ps.,

Prayer in W.P.No.27598 of 2026: This writ petition is filed under Article 226 of the Constitution of India, praying to issue a Writ of Certiorarified Mandamus calling for the records in connection with the order passed by the 3rd respondent dated 08.06.2026 in RFL/THIRUPORUR/BOOK2/3 and quash the same consequently direct the 3rdrespondent to register the pending Document No.P-616 of 2026 dated 08.06.2026.



Prayer in WP No. 27600 of 2026: This writ petition is filed under Article 226 of the Constitution of India, praying to issue a Writ of Certiorarified Mandamus calling for the records in connection with the order passed by the 3rd respondent dated 08.06.2026 in RFL/THIRUPORUR/BOOK2/4 and quash the same consequently direct the 3rd respondent to register the pending Document No.P-617 of 2026 dated 08.06.2026.

Prayer in WP No. 27602 of 2026: This writ petition is filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus directing the 3rd respondent to remove the entries made in the encumbrance certificate in respect of the property bearing in S.No.89/3, 89/3A1A1, 98/1A2, 99/2A, 99/2B, 99/3A, 99/3B covered in Doc.No.86/IV/2005, 96/IV/2005 and Doc.No.2703 of 2006 which was interested pursuant to the communication dated 13.11.2025 issued by the 1st respondent.

In all W.Ps.,

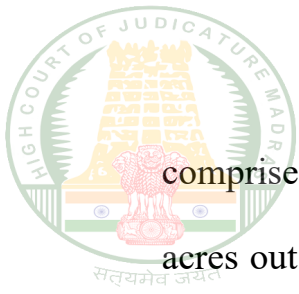
For Petitioner(s): Mr.Y.Kajanavas

For Respondent(s): Mr.M.Roshan Atiq,
Government's Counsel

COMMON ORDER

Challenge has been made against the orders passed by the third respondent in RFL/THIRUPORUR/BOOK2/3 and RFL/THIRUPORUR/BOOK2/4 dated 08.06.2026, respectively.

2. Learned counsel for the petitioner would submit that in regard to W.P.Nos.27598 & 27600 of 2026, the petitioner has purchased the property



comprised in S.No.89/3A1A1 measuring an extent of 17.25 Acres and 2.46 acres out of the total land of 26.71 acres from one Anush Infrastructure Private Limited by two registered sale deeds dated 20.01.2015 vide Doc.Nos.1252 and 1253 of 2015. However, by invoking Section 77A of the Registration Act, the aforesaid sale deeds were cancelled by the third respondent, which was challenged before this Court in W.P.No.19280 of 2023 and the same was allowed on 16.08.2023. Thereafter, there was adverse entries were made by the third respondent in the encumbrance certificate of the subject property and that was also challenged before this Court in W.P.No.20831 and 20436 of 2022 and the same was allowed on 20.06.2024. Under these circumstances, the petitioner has executed a power of attorney in favour of Mr.Anand Muruga Utharkar and Mrs.Vijayalakshmi Subburaj and settlement deed in favour of his wife, in respect of subject property and presented the same for registration before the third respondent. However, the said documents were refused to be registered by the third respondent vide order dated 08.06.2026 by referring the letter issued by the first respondent dated 13.11.2025. Challenging the same, the petitioner has come forward with these writ petitions.

3. Learned counsel for the petitioner would submit that the letter issued by the first respondent is merely an internal communication to a third party, stating that an aggrieved party may approach the Civil Court. It was further argued that once directions are issued in a writ petition setting aside the actions



of the authorities, the respondents are legally bound to take cognisance and rectify the revenue/registration records immediately. They are not supposed to wait for a formal application from the petitioner. It remains a statutory duty on the part of the respondents to rectify and set the public records right.

4. Mr.M.Roshan Atiq, learned Government's Counsel accepts notice on behalf of respondents and submitted that the respondents delayed updating the records because the certified copies of the orders passed by this Court in the earlier writ petitions had not been formally filed before the third respondent. However, he assured the Court that appropriate orders would be passed swiftly by the respondents.

5.Heard the learned counsel on either side and perused the materials available on record.

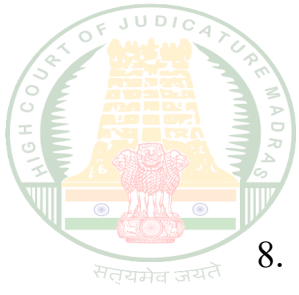
6. Initially, the petitioner purchased the subject property through a registered sale deeds dated 20.01.2015. The subsequent cancellation of these deeds under Section 77A of the Registration Act was set aside by this Court on 16.08.2023 in W.P.No.19280 of 2023. Furthermore, the adverse entries made in the Encumbrance Certificate were also set aside by this Court on 20.06.2024 in W.P.Nos.20831 and 20436 of 2022. It is pertinent to note that the respondents were active parties to all the aforementioned writ petitions. Once an



administrative action is explicitly set aside by an order of this Court, a binding legal duty is cast upon the Sub-Registrar to correct the records accordingly.

Since the Sub-Registrar was a party to the litigation, he cannot claim ignorance or await a formal private application to implement and comply with the solemn orders of this Court. As rightly contended by the learned counsel for the petitioner, there is no requirement for a separate private application, since this Court has already quashed the cancellation order passed under Section 77A. Therefore, the respondents are directed to discharge their statutory duties and rectify the public records without awaiting any further applications from the parties concerned.

7. Such view of the matter, the impugned orders dated 08.06.2026 passed by the third respondent are liable to be set aside and the same is hereby set aside. Consequently, this Court directs the petitioner to re-present the settlement deed and Power of Attorney dated 08.02.2026 before the third respondent. Upon such receipt, the third respondent is directed to receive and register the same on merits and in accordance with law, within a period of forty eight hours (48 hrs) from the date of receipt of a copy of this order. It is made clear that the records should be updated based on the order passed by this Court in W.P.No.19280 of 2023 dated 16.08.2023 and W.P.Nos.20831 and 20436 of 2022 dated 20.06.2024 along with the copy of the encumbrance certificate as on date.



8. In regard to W.P.No.27602 of 2026, the respondents are directed to consider the prayer sought by the petitioner and pass appropriate orders on merits, in accordance with the order passed in aforesaid W.P.Nos.27598 & 27600 of 2026.

9. With the aforesaid observation and direction, this writ petition stands disposed of. No costs.

List the case on 10.08.2026 under the caption “For reporting compliance”.

20-07-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

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To:

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WP No. 27598 of 2



KRISHNAN RAMASAMY J.

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