



WEB COPY

WP No. 1367 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30-01-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 1367 of 2026

and WMP.Nos.1524 & 1531 of 2026

N.Thirunavukkarasu
S/o late N. Neelakantan,
No.149, Mambalam High Road,
T. Nagar, Chennai 600 017.

..Petitioner

Vs

1. The Sub Registrar
Sub Registration office,
T. Nagar, Chennai.
2. The District Registrar
District Registration office,
South Chennai.
3. The Inspector General of Registration,
Tamil nadu, Santhome, Chennai 4.
4. M. Rafiqdeen, S/o M.S.K. Mugideen,
No 11, Maskan Savadi Aarath Street,
Chennai 600 001.



5. M.N. Sultan Sagirabivi

W/o M. Sultan Gialudin

No.11, Maskan Savadi Asarath Street,
Chennai 600 001.

Presently residing at No.147,

Mambalam High Road, T. Nagar, Chennai 17.

6. A. Sultan basirabivi

W/o. M.S.V. Rialdeen,

No.11, Maskan Savadi Asarath Street,
Chennai 600 001.

7. M. Mohammed Vasirdeen

S/o S.M.K. Mugaideen,

No 11, Maskan Savadi Asarath Street,
Chennai 600 001

8. A. Mohammed Nasirdeen

S/o S.M.K.Mugaideen,

No.11, Maskan Savadi Asarath Street,
Chennai 01.

..Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Mandamus directing respondents 1-3 in respect of the petitioner's representation dated 15.02.2024 to investigate the records of the Sale deeds Nos.759/1991 and 1272/1991 dated 16.04.1991 and 25.06.1991



respectively at the SRO T.Nagar, on the file of the 1st respondent and cancel the same in accordance with law.

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For Petitioner: Mr. T.Vijayshankar

For Respondents: Mr.Stalin Abhimanyu, AGP for R1 to R3

ORDER

The petitioner asserts that he is the owner of 475 sq.ft. in T.S.No.7642 and that one M.Sultan Gialudin had illegally restricted him and his family from consuming water from a well and unlawfully locked the well. The petitioner also asserts that he discovered that sale deed nos.759/1991 and 1272/1991 had been unlawfully registered. After submitting representation dated 15.02.2024 for an investigation into the registration and seeking consequential cancellation of the sale deeds, the present writ petition has been filed.

2. Learned counsel for the petitioner contends that the private respondents endeavoured to disturb the petitioner's possession recently and offers this as an explanation for the considerable delay in instituting the writ petition.

3. Mr.Stalin Abhimanyu, learned Additional Government Pleader, accepts notice for respondents 1 to 3. He submits that the writ petition is liable to be



dismissed because the registering officer does not have the power of cancellation.

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4. The first aspect to be noticed is that the writ petition was filed in July 2025 seeking cancellation of two documents registered in the year 1991. The fact that the private respondents disturbed the petitioner recently does not qualify as an acceptable explanation for the inordinate delay. Besides, as submitted by learned Additional Government Pleader, the registering officer does not have the power to cancel the registered instruments. Therefore, even directing an inquiry at this juncture is meaningless.

5. For reasons aforesaid, the writ petition stands dismissed without any order as to costs. Consequently, connected miscellaneous petitions are closed.

30-01-2026

Index : Yes/No

Internet: Yes/No

Neutral Citation : Yes/No

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SENTHILKUMAR RAMAMOORTHY, J.

KJ

To

1. The Sub Registrar
Sub Registration office,
T. Nagar, Chennai.

2. The District Registrar
District Registration office,
South Chennai.

3. The Inspector General of Registration,
Tamil nadu, Santhome, Chennai 4.

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