



WEB COPY

WP No. 48626 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-03-2026

CORAM

THE HONOURABLE MR JUSTICE ABDUL QUDDHOSE

WP No. 48626 of 2025

1. P.Padmanabhan

Petitioner(s)

Vs

1. The Inspector General Of
Registration
Office Of The Inspector General Of
Registration, No.100, Santhome High
Road, Chennai-004.

2.The District Registrar (admin)
Office Of The District Registrar,
Royapettah, Chennai-600 014.

3.The Sub- Registrar
Sub Registration Office, Konnur,
Chennai.

4.The Sub- Registrar
Sub Registration Office, Villivakkam,
Chennai.

5.V.Porkodi, W/o.Late M.G.Venugopal

6.V.Senthil S/o.Late M.G.Venugopal

7.V.Gangapriya @ V.Ganga D/olate
M.G.Venugopal

Respondent(s)

PRAYER

To call for the records relating to impugned fraudulent settlement deed vide Doc. no.1293 of 2013, dated 18.03.2013 executed by the 6and 7 Respondents in favour of the 5th Respondent herein, rectified the same vide Ratification



Deed Doc. No.1434 of 2013, dated 25.03.2013, on the file of the 3rd Respondent and quash the same as null and void consequently, directing the Respondents 1 to 4 to delete the entry made in the index encumbrance certificate in respect of property comprised in old survey No.157/1 part Mogappari village, survey No.290 part padi village, presently assigned New Town Survey Nos.671/1 and 67/2, block No.9, ward no.9 (059), mogappair (ward -H) Ambattur Town, Ambattur Taluk, Chennai District in TNHB plot No.1026, measuring an extent of 2400 Sq.ft, in TVS Colony, 44th Street, Anna Nagar West Extension, Chennai- 600 101, within the stipulated period fixed by this court.

WP No. 48626 of 2025

For Petitioner(s): Mr.T.Gowthaman Senior Counsel
for Mr.D.Murugan

For Respondent(s): Mr.U.Baranidharan,SGP For R1
to R4

Mr. R.A.S. Senthilvel
for R5 to R7

ORDER

This writ petition has been filed to direct the official respondents to remove the fraudulent entries reflected in the encumbrance certificate for the subject property, which is owned by the petitioner.

2. The learned senior counsel for the petitioner would submit that by virtue of the civil court judgment, as well as the subsequent orders passed by this court, the fraudulent entries morefully described in the prayer to this writ petition, have to be removed by the official respondents.

3. The learned counsel appearing for the respondents 5 to 7 has also not raised any serious objection for the submission made by the learned senior counsel appearing for the petitioner.



4. The learned Special Government Pleader appearing for respondents 1 to 4 would submit that the alleged fraudulent entries cannot be removed, but the same can be neutralized by the Registration Department by recording a separate entry in the encumbrance certificate.

5. After hearing the submissions of all the counsels, this writ petition is disposed of by directing the petitioner to submit a written explanation to the respondents 3 and 4, along with supporting documents, stating as to why the alleged fraudulent entries reflected in the encumbrance certificate for the subject properties have to be removed by way of a separate entry in the encumbrance certificate, neutralizing the effect of the alleged fraudulent entries within a period of one week from the date of receipt of a copy of this order. On receipt of the same within the stipulated time, respondents 3 and 4 shall pass final orders on merits and in accordance with law on the written explanation submitted by the petitioner, after giving due consideration to the supporting documents produced by the petitioner to make a separate entry in the respective encumbrance certificate for the subject properties, neutralizing the fraudulent document.

6. If it is found that the petitioner's case is a genuine one, the respondents 3 and 4 shall make a separate entry in the respective encumbrance certificates for the subject properties morefully described in the affidavit filed in support of this writ petition that the earlier fraudulent entries have been neutralized by the



court orders within a period of four weeks thereafter. No Costs.

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Index:Yes/No

Speaking/Non-speaking order

Internet:Yes

Neutral Citation:Yes/No

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ABDUL QUDDHOSE J.

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