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WP.No.9299 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 05.04.2024

CORAM

THE HONOURABLE MR. JUSTICE N. SATHISH KUMAR

WP.No.9299 of 2024

N.Kesavan

.. Petitioner

Versus

1.The Inspector General of Registration
100, Santhome High Road
Mullima Nagar, Mandavelipakkam
Raja Annamalaipuram, Chennai – 600 028

2.The District Registrar
No.10, Kanchipuram High Road
Chengalpattu Bazaar
(Opposite St.Joseph School, near Sub Jail)
Chengalput – 603 002

3.The Sub Registrar
SH 57, Ramanuja Nagar
Sriperumbudur, Kanchipuram District – 602 106

4.The Sub Registrar
Sunguvarchathiram
Kanchipuram District – 602 106

5.Manor Kumar Jain

.. Respondents

Prayer: Writ Petition is filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the 2nd respondent to cancel the sale deed dated 24.11.2005 vide Document No. 10407 of 2005 registered before Office of the Sub Registrar, Sriperumbudur insofar as relates 2.31 cents in Survey No.155/3 at No.136, Thirumangalam Village, Sriperumbudur Taluk, Kancheepuram District by disposing the written representation made by the petitioner under Section 77A of the Indian Registration Act on 01.02.2024.



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For Petitioner : Mr.R.Hemalatha

For Respondents : Mr.Yogesh Kannadasan
Special Government Pleader

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ORDER

This writ petition is filed directing the 2nd respondent to cancel the sale deed dated 24.11.2005 vide Document No. 10407 of 2005 registered before the third respondent insofar as relates 2.31 cents in Survey No.155/3 at No.136, Thirumangalam Village, Sriperumbudur Taluk, Kancheepuram.

2. It is the case of the writ petitioner that they are in the absolute owne of the property in Survey No.155/3 at No.136, Thirumangalam Village, Sriperumbudur Taluk, Kancheepuram to an extent of 2.31 cents. However, the adjacent land owner executed the subject sale deed in favour of the fifth respondent. Hence, seeks to cancel the sale deed in Document No. 10407 of 2005 dated 24.11.2005.

3. Heard both sides and perused the materials placed on record.

4. At the outset, this Court is of the view that such a blanket direction cannot be given when the registering authorities has no power to cancel such document except the documents registered contrary to the Sections 22-A or 22-



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B of the Registration Act. The registering authorities have no power whatsoever to go into the fraudulent transactions.

5. Such view of the matter, I do not find any merits in this case and this writ petition stands dismissed. No costs.

05.04.2024

dhk

Index : Yes/No

Internet : Yes/No

Neutral Citation : Yes/No

To,

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N. SATHISH KUMAR, J.

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