



W.P(MD).No.21089 of 2023

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 02.09.2024

CORAM:

THE HONOURABLE MR.JUSTICE N.SATHISH KUMAR

**W.P(MD).No.21089 of 2023
and
W.M.P(MD).No.17493 of 2023**

1.Rajamannar
2.Shanmuganathan
3.Sivananthan

... Petitioners

Vs.,

1.The Inspector of General of Registration,
No.100, Santhom High Road,
Chennai.

2.The District Registrar (Administration),
Periakulam, Combained Registration Offices,
Employment Exchange Office Room,
Theni 625 531.

3.The Sub Registrar,
O/o Sub Registrar Office,
Bodinayakannur,
Theni District.

4.Malliga

... Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India to issue a Writ of Certiorari to call for the records relating with the notice of the second



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respondent made in Na.Ka.No.3168/E2/2023 dated 17.08.2023 and quash the same as it is arbitrary, illegal and lack of jurisdiction.

For Petitioners : Mr.R.Suriyanarayanan
For Respondents : Mr.M.Siddharthan (for R1 to R3)
Special Government Pleader
Mr.M.Jerin Mathew (for R4)

ORDER

This Writ Petition has been filed challenging the notice issued by the second respondent summoning the petitioner to appear for enquiry.

2. Heard the submissions made on either side and perused the materials available on record.

3. The petitioners' contention is that the subject property belongs to their great grandfather, namely, Mallayanchettiar. After his demise, the property was devolved on his son, namely the petitioner's grandfather/ K.M.S.M.Sivasubramaniam. Thereafter, the sons of said K.M.S.M.Sivasubramaniam, namely, Surulivelsamy, Thavamani, Karthikeyan and Srinivasan got the same. They made oral partition and enjoying the same. The



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petitioners 1 and 2 are the sons of said Surulivelsamy and the third petitioner is the son of Thavamani. After the demise of their father, they inherited their fathers' property and made partition vide partition deed dated 03.04.2014 registered as Doc No.1697 of 2014 on the file of the third respondent and enjoying the same. While that being so, the fourth respondent, who is non other than the paternal aunt of the petitioners, given complaint to the second respondent for cancelling the aforesaid partition deed. Based on the complaint, the second respondent issued impugned notice. Challenging the same, the petitioners have filed this writ petition.

4. Considering the facts and circumstances of the case, this Court is of the view that the Registering Authority has no power to go into all these transactions. In *Satya Pal Anand vs. State of Madhya Pradesh and others* reported in **(2016) 10 SCC 767**, the Hon'ble Supreme Court has held that power conferred on the Registrar by virtue of Section 68 cannot be invoked to cancel the registration of the document already registered. Sections 22-A and 22-B were inserted by Tamil Nadu Act 28 of 2022 and Act 41 of 2022 respectively to prevent registration of certain category of the documents. Thereafter, Section 77-A has been brought by Act 41 of 2022 to cancel the document registered in contravention



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of Sections 22-A and 22-B not beyond it. Now Section 77-A of the Registration Act, 1908 also is struck down by the Hon'ble Division Bench of this Court in W.P.No.10291 of 2022 batch as unconditional. Such being the position, this Court is of the definite view that the title cannot be decided by the Registering Authorities. These facts have been discussed by this Court in **W.P.No.29706 of 2022 [G.Rajasulochana Vs. Inspector General of Registration and others]** and the Order in the writ petition is as follows:

“... 3. It is relevant to note that the object of the law of registration is to provide public notice of the transaction embodied therein. The execution of documents and its validity, the right created or extinguished is governed by the substantive law namely the Transfer of Property Act, 1882. The provisions contained in the Registration Act, 1908 relates to the factum of registration alone. The Hon'ble Supreme Court in the case of State of Rajasthan v. Basant Nahata, (2005) 12 SCC 77 has held as follows:

“The Act only strikes at the documents and not at the transactions. The whole aim of the Act is to govern documents and not the transactions embodied therein. Thereby only the notice of the public is drawn.”

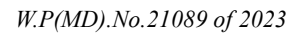
4. The practice has been developed in the recent past in Tamil Nadu to entertain the applications given by the so-called affected parties to cancel all the documents under the pretext of either forgery or fraudulent transactions. The Inspector General of Registration, Government of Tamil Nadu has brought out Circular No.67 dated 03.11.2021 to deal with the fraudulent registrations through impersonation. The said circular is mainly based on the judgment of the Full Bench of the Andhra Pradesh High



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Court in the case of YanalaMalleshwari v. AnanthulaSayamma, reported in AIR 2007 AP 57. However, the three bench of Hon'ble Apex Court in the case of Satya Pal Anand v. State of M.P., reported in (2016) 10 SCC 767 has held that the power of the Registrar, under the Registration Act, is purely administrative and not quasi-judicial. The same is extracted hereunder:

“34. The role of the Sub-Registrar (Registration) stands discharged, once the document is registered (see Raja Mohammad Amir Ahmad Khan [State of U.P. v. Raja Mohammad Amir Ahmad Khan, AIR 1961 SC 787]). Section 17 of the 1908 Act deals with documents which require compulsory registration. Extinguishment deed is one such document referred to in Section 17(1)(b). Section 18 of the same Act deals with documents, registration whereof is optional. Section 20 of the Act deals with documents containing interlineations, blanks, erasures or alterations. Section 21 provides for description of property and maps or plans and Section 22 deals with the description of houses and land by reference to government maps and surveys. There is no express provision in the 1908 Act which empowers the Registrar to recall such registration. The fact whether the document was properly presented for registration cannot be reopened by the Registrar after its registration. The power to cancel the registration is a substantive matter. In absence of any express provision in that behalf, it is not open to assume that the Sub-Registrar (Registration) would be competent to cancel the registration of the documents in question. Similarly, the power of the Inspector General is limited to do superintendence of Registration Offices and make rules in that behalf. Even the Inspector General has no power to cancel the registration of any document which has already been registered.”



“68. Power of Registration to superintend and control Sub Registrars.

(2) Every Registrar shall have authority to issue (Whether on complaint or otherwise) any order consistent with this Act which he considers necessary in respect of any act or omission of any Sub Registrar subordinate to him or in respect of the rectification of any error regarding the book or the office in which any document has been registered.”

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valid in the eye of law. Unless a specific power and express provision is made in the Act empowering the Registrar to cancel the document, such powers cannot be conferred by the Inspector General of Registration by taking aid of 68(2) of the Registration Act, 1908.”

5. Whether the partition deed made between the petitioners is valid in the eye of law, is a matter of evidence to be decided only by the competent Civil Court.

6. In view of the above, the enquiry notice issued by the second respondent cannot be sustained. Accordingly, this writ petition is allowed and the enquiry notice issued by the second respondent in Na.Ka.No.3168/E2/2023 dated 17.08.2023 is set aside. It is for the fourth respondent to work out her remedy before the competent Civil Court. No costs. Consequently, connected miscellaneous petition is closed.

02.09.2024

NCC : Yes/No
Index : Yes/No
Rmk



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N.SATHISH KUMAR, J.

Rmk

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