



**WP(MD). No.24144 of 2023**

**BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT**

WEB COPY

**Date : 05/09/2024**

**CORAM**

**The Hon`ble Mr.Justice N.SATHISH KUMAR**

**WP(MD). No.24144 of 2023 and  
WMP(MD) No.20301 of 2023**

Ravi Murugaiah. M

... Petitioner

**Vs**

1. The Inspector General of Registration,  
100, Santhome High Road,  
Mullima Nagar,  
Mandavelipakkam,  
Raja Annamalaipuram,  
Chennai-600028..

2. The Deputy Inspector General,  
Of Registration, Govt Multistoried Building,  
2nd Floor, Race Course Road,  
Kajamalai Colony, Edamalaipattipudur,  
Trichy-620023..

3. The District Registrar,  
District Registrar Office  
Court Campus,  
Cantonment,  
Trichirapalli-620102..

... Respondents

**PRAYER :-** Writ Petition, filed under Article 226 of the Constitution of India, praying this court to issue a Writ of Certiorari calling for the



**WP(MD). No.24144 of 2023**

records relating to the order issued by the 3<sup>rd</sup> respondent herein in Na.Ka.No.328/Aa4A/2023 dated on 24.07.2023 and quash the same.

For Petitioner : Mr.C.Vidhusan,  
For Respondents : Mr.P.Subbaraj for R1 to R3  
Special Government Pleader

**ORDER**

This writ petition has been filed challenging the order of the 3<sup>rd</sup> respondent herein in Na.Ka.No.328/Aa4A/2023 dated on 24.07.2023.

2. The case of the petitioner is that on the complaint given by one Mammondi, the petitioner was asked to appear to offer explanation regarding the sale deed executed in the year 2011. The impugned notice has been served on 24.07.2023 asking the petitioner to appear for an enquiry. The petitioner has also appeared for the same and stated that since the document has been registered prior to the amendment, the complaint under Section 77A is not maintainable.

3. I have considered the rival submissions and perused the materials available on record.



**WP(MD). No.24144 of 2023**

4. It is seen that the very Section 77(A) inserted under Registration Act is struck down by the Division Bench of this Court in W.P.No.10291 of 2022 batch. That apart fraudulent transaction cannot be gone into by the authorities, which has to be established in the manner known to law before the civil Court as per ***Satya Pal Anand v. State of M.P.[ 2016 10 SCC 767]*** and ***G. Rajasulochana v Inspector General made in W.P 29706 of 2024 dated 16.04.2024***. Accordingly, the writ petition is dismissed. No costs. Consequently connected Miscellaneous Petition is closed.

**05.09.2024**

**RR**

TO

1. The Inspector General of Registration,  
100, Santhome High Road,Mullima Nagar,  
Mandavelipakkam,Raja Annamalaipuram,  
Chennai-600028..

2. The Deputy Inspector General,  
Of Registration, Govt Multistoried Building,  
2nd Floor, Race Course Road,  
Kajamalai Colony, Edamalaipattipudur,Trichy-620023..

3. The District Registrar,  
District Registrar Office  
Court Campus,Cantonment,Trichirapalli-620102..

3/4



WEB COPY



**WP(MD). No.24144 of 2023**

**N.SATHISH KUMAR,J**

**RR**

**ORDER  
IN  
WP(MD) No.24144 of 2023**

**Date : 05/09/2024**