



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11-09-2025

WEB COPY

CORAM

**THE HONOURABLE MR JUSTICE S. M. SUBRAMANIAM
AND
THE HONOURABLE MR JUSTICE C. SARAVANAN**

**WA No. 2840 of 2024
and
CMP No. 20881 of 2024**

- 1.The Inspector General of
Registration
Registration Department Office,
Pattinampakkam, No.100,
Santhome High Road,
Chennai -600028.
- 2.The District Registrar Administration
District Registrar (Administration)
Office, Chennai South, Integrated
Building for Offices of the Commercial
Taxes and Registration Department,
Fanepet, Nandanam, Chennai -
600035.
- 3.The Sub Registrar
Sub Registrar Office,
No.2192, SH 49, Kazura Garden,
Neelankarai, Chennai - 600 041.



WA No. 2840 of 2024



Appellant(s)

Vs

Respondent(s)

WEB COPY

1.T Rajendran
2.T Sivasankaran
3.S Puspaltha

PRAYER

Writ Appeal filed under Clause 15 of Letters Patent, to set aside the order dated 07-03-2024 made in WP.No.5824/2024 and thus render justice

For Appellant(s): Mr.U.Baranidharan, SGP

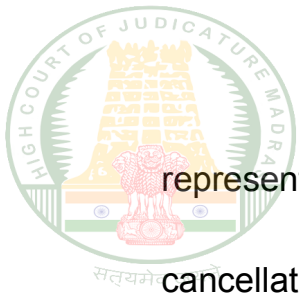
For Respondent(s): Mr.J.Arul Prakasam For R1
No Appearance For R2 & R3

J U D G M E N T

(Judgment was delivered by S.M.Subramaniam J.)

The Writ Court took an exception regarding the conduct of the Public Authorities in dealing with the representations/appeals submitted by the aggrieved persons and imposed cost of Rs.25,000/- while disposing the writ petition.

2. The fact remains that the 1st respondent/writ petitioner sent a



representation on 04.08.2021 to the District Registrar (Administration) seeking cancellation of the settlement deed registered in Document No.9201 of 2018.

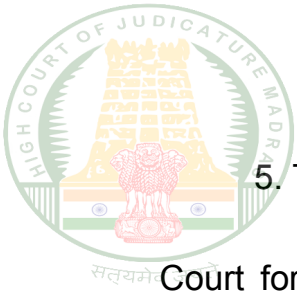
WEB COPY

Since the District Registrar not considered the application, the 1st respondent preferred an appeal before the Inspector General of Registration, which was also kept in cold storage. Thus, the writ petition came to be instituted.

3. The learned Special Government Pleader appearing on behalf of the appellants/Registration Department would oppose by stating that no such appeal was preferred before the Inspector General of Registration by the 1st respondent.

4. May that as it be. The facts remains that the writ petitioner filed an application seeking cancellation of settlement deed under Section 77(A) of the Registration Act which is no more remains in the Statute book as it is struck down by the Division Bench of this Court in the case of ***M.Kadhiravel vs. Inspector General of Registration***¹.

¹ 2024 SCC Online Mad 6154



WEB COPY

5. That apart, the aggrieved person has to approach the competent Civil Court for the purpose of nullifying the settlement deed. It is brought to the notice of this Court that a civil suit in O.S.No.86 of 2025 has been instituted and now pending on the file of District Munsif Court of Judicial Magistrate Sholinganallur, Chengalpattu District. Thus, the parties have to establish their civil rights in the manner known to law.

6. Accordingly, the writ order dated 07.03.2024 passed in W.P.No.5824 of 2024, is hereby set aside and the Writ Appeal stands allowed. Consequently, the connected Miscellaneous Petition is closed. There shall be no order as to costs.

(S.M.SUBRAMANIAM J.)(C.SARAVANAN J.)

11-09-2025

Index:Yes/No

Speaking/Non-speaking order

Internet:Yes

Neutral Citation:Yes/No

Jeni



WEB COPY

WA No. 2840 of 2024



S.M.SUBRAMANIAM J.
AND
C.SARAVANAN J.

Jeni

WA No. 2840 of 2024

11-09-2025