



W.P.No.44950 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 24.11.2025

CORAM

THE HON'BLE Mr. JUSTICE KRISHNAN RAMASAMY

W.P.No.44950 of 2025

K.Yuvaraja

... Petitioner

Vs.

1. The Sub Registrar
Ashok Nagar Sub Registration Office, No.576,
Mogappair West,
Ambattur District, Chennai-600 037

2. The District Registrar Office
Central Madras, No.182, Near Clock Tower,
Bharati Salai, Pycrofts Road,
Royapettah, Chennai-600 014

... Respondents

Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus, directing the 1st Respondent to remove the remarks in the Encumbrance certificate with the respect to the RDO proceedings Na.Ka. No.A4/572/2021 dated 28.02.2022 and Writ Petition entry in settlement deed dated 29.09.2021 in Document No.2039/2010 and settlement deed dated 22.03.2021 in Document No.958/2021 which was registered in Ashok Nagar Sub Registrar Office, in pursuance of petitioner representation dated 23.08.2025



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For Petitioner : Mr.R.Varalakshmi

For Respondent : Mr.U.Baranidharan, SGP

ORDER

This writ petition has been filed to direct the 1st respondent to remove the remarks in the Encumbrance certificate with the respect to the RDO proceedings dated 28.02.2022 and Writ Petition entry in settlement deed dated 29.09.2021 and settlement deed dated 22.03.2021 in pursuance of petitioner representation dated 23.08.2025.

2. Mr.U.Baranidharan, learned Special Government Pleader, takes notice on behalf of the respondents.

3. By consent of the parties, the main writ petition is taken up for disposal at the admission stage itself.

4. The learned counsel for the petitioner would submit that in this case, the subject property was settled in favour of the petitioner by his parents in the year 2010. Thereafter, the petitioner had settled the said property in favour of his wife vide settlement deed dated 22.03.2021.

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Under these circumstances, the petitioner's mother gave a grievance letter against the petitioner under Senior Citizen Act before the RDO, Chennai Central, based on which, both the aforesaid settlement deeds were cancelled by the RDO vide proceedings dated 28.02.2022 and the relevant entries were made in the EC of the subject properties.

5. Further, he would submit that against the said proceedings, a writ petition was filed by the petitioner in WP.No.17868 of 2022. Subsequently, the matter was referred to mediation, whereby the dispute was settled by virtue of memo of compromise and the case was closed on 17.04.2024 by recording the said settlement. Since the dispute was settled between the parties, the aforesaid proceedings of RDO also became infructuous and in such case, it is necessary to make relevant entries by removing the earlier remarks. In this regard, a representation dated 23.08.2025 was made by the petitioner before the respondents. However, the same was refused by the respondents by stating that there is no specific order to that effect. Hence, this petition.



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6. In reply, the learned Special Government Pleader appearing for the respondent would submit that entry with regard to the settlement deeds will be made at the earliest. Hence, he requests this Court to pass appropriate orders.

7. Heard the learned counsel for the petitioner and the learned Special Government Pleader for the respondents and also perused the entire materials available on record.

8. In the case on hand, initially, the subject property was settled in favour of the petitioner by his parents in the year 2010. Thereafter, the petitioner had settled the said property in favour of his wife vide settlement deed dated 22.03.2021. Aggrieved over the same, the petitioner's mother gave a grievance letter against the petitioner under Senior Citizen Act before the RDO, Chennai Central, based on which, both the aforesaid settlement deeds were cancelled by the RDO vide proceedings dated 28.02.2022 and the relevant entries were made in the EC of the subject properties.



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9. Subsequently, against the aforesaid proceedings, a writ petition was filed by the petitioner in WP.No.17868 of 2022, wherein, the matter was settled by virtue of memo of compromise and the case was closed on 17.04.2024 by recording the said settlement. Therefore, a representation dated 23.08.2025 was made by the petitioner before the respondents, requesting them to make relevant entries with regard to the settlement arrived at between the parties. However, the same was refused by the respondents by stating that there is no specific order to that effect.

10. In view of the above, this Court directs the 1st respondent to consider the petitioner's representation dated 23.08.2025 and make necessary entries with regard to the settlement entered between the parties, which was recorded vide the order dated 17.04.2025 passed by this Court.



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11. With the above directions, this writ petition is disposed of. No

24.11.2025

Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

nsa

To

1. The Sub Registrar

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Ambattur District, Chennai-600 037

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KRISHNAN RAMASAMY.J.,

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