





W.P.No.47041 of 2025

WEB COPY

For Petitioners : Mr.Sunny Sheen Akkara  
For Respondents : Mr.U.Baranidharan,  
Special Government Pleader  
for R1 to R3

### ORDER

By exercising powers under Section 77-A of the Registration Act, 1908, order dated 19.07.2023 was issued cancelling certain registered documents. The petitioners carried the matter in appeal under Section 77-B before the first respondent on 14.08.2023. Early disposal of said appeal is prayed for in this writ petition.

2. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for respondents 1 to 3. On the basis of written instructions, he submits that the appeal is deemed as closed in view of Section 77-A being struck down as unconstitutional.

3. Section 77-A of the Registration Act was struck down by a Division Bench of this Court in *M.Kathirvel and others vs. Inspector General of Registration and Others (2024 (4) CTC 769) (Kathirvel)*. As a consequence, the first respondent is no longer in a position to consider the appeal under Section 77-B, which proceeds on the basis that power may be exercised under Section 77-A. In these



W.P.No.47041 of 2025

circumstances, this writ petition is disposed of, leaving it open to the petitioners to challenge the orders of cancellation under Section 77-A of the Registration Act by filing a writ petition before this Court. There shall be no order as to costs.

04.12.2025

Index:Yes/No  
Neutral Citation:Yes/No  
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To

- 1.The Inspector General of Registration,  
No.100, Santhome High Road,  
Mylapore, Chennai – 04.
- 2.The District Registrar,  
Office of the District Registrar,  
No.182, Bharathi Salai, Royapettah,  
Chennai – 14.
- 3.The Sub Registrar,  
Kodambakkam,  
No.2/31, Azhagiri Nagar,  
5<sup>th</sup> Street, Vadapalani, Chennai – 26.



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W.P.No.47041 of 2025

**SENTHILKUMAR RAMAMOORTHY,J.**

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W.P.No.47041 of 2025

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