



W.P.(MD) No.13376 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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DATED : 09.06.2025

CORAM

THE HONOURABLE MRS.JUSTICE S.SRIMATHY

W.P(MD) No.13376 of 2025

1. S.Sajjan Raj Vardhan

2. P.Jain Devendra Kumar

3. B.Kantilal

4. Siddharth Metha

... Petitioners

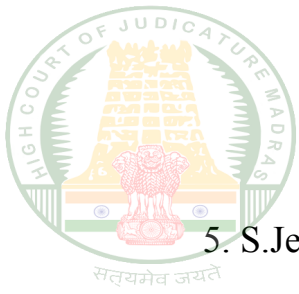
Vs.

1. The Inspector General of Registration,
No.100, Santhom High Road,
Mullima Nagar,
Mandhavelipakkam,
Raja Annamalaipuram,
Chennai - 600 028.

2. The District Registrar,
Melur Road,
Sivagangai,
Sivagangai District.

3. The Sub Registrar,
Manamadurai Sub Registrar Office,
Manamadurai,
Sivagangai District.

4. R.Gandhi



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5. S.Jeyarani

6. V.Lakshmi

7. N.Kathar

8. Sashi Prakash Lohia

9. Rekha Rani

10. R.Kamaraj Pandian

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India, for issuance of Writ of Mandamus, directing the 2nd respondent herein to pass appropriate orders on the representation of the petitioners dated 12.03.2025 and 23.04.2025 to cancel the bogus 2nd registration of General Power of Attorney in Document No.245/2007, dated 18.06.2007 and registered sale deed in Document No.1530/2007 dated 20.06.2007 in respect of the property bearing S.Nos.8/1, 8/2 and 8/3 of total extent of 13 acres situate at Keelapidavur Village, K.Konthagan Perunkarai Group, Sivagangai Taluk, Sivagangai District, having belonged to the petitioners based on the petitioners sale deed in Document Nos.1672/1994 and 1007/1994 both dated 12.09.1994 and to cancel the refusal check slip No.RFL/Manamadurai/Book 2/1, Refusal Order P7/2025, issued by the 3rd respondent dated 25.02.2025.

For Petitioners : Mr.A.Sekar

For R1 to R3 : Mr.S.Kameswaran

Government Advocate



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ORDER

WEB COPY The present writ petition is filed for mandamus directing the 2nd respondent to pass appropriate orders on the representation of the petitioners dated 12.03.2025 and 23.04.2025 to cancel the bogus 2nd registration of general power of attorney in Document No.245/2007, dated 18.06.2007 and registered sale deed in Document No.1530/2007 dated 20.06.2007 in respect of the property bearing Survey Nos.8/1, 8/2 and 8/3 of total extent of 13 acres situate at Keelapidavur Village, K.Konthagan Perunkarai Group, Sivagangai Taluk, Sivagangai District, belonged to the petitioners based on the petitioners sale deed in Document Nos.1672/1994 and 1007/1994, dated 12.09.1994 and to cancel the Refusal Check Slip No.RFL/Manamadurai/Book 2/1, Refusal Order P7/2025, issued by the 3rd respondent dated 25.02.2025.

2. The contention of the petitioners is that the respondent being a Sub Registrar Office is not entitled to go into the title of the properties. It is settled proposition that the title cannot be verified by the Sub-Registrar. However, it is seen that the 4th and 6th respondents are the vendors to the petitioners and the said 4th and 6th respondents have sold some of the properties in Survey Nos.8/1, 8/2 and 8/3 to third parties.



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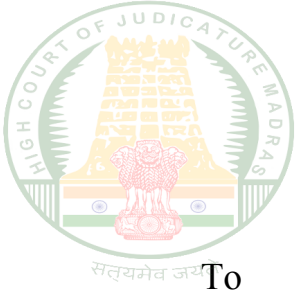
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Therefore, there is a rival claim to the said properties. But the impugned refusal slip states several survey numbers including the Survey Nos.8/1, 8/2 and 8/3. As far as the other survey numbers are concerned, the respondents are no way connected with the said survey numbers including the respondents no.4 and 6. Therefore, this Court directing the respondents to verify whether the other survey numbers do not belong to the respondents, if it is so, the refusal slip is erroneous. The respondents are directed to consider and register the land in Survey No.100/2B, 7/1, 7/10, 7/11, 7/12, 7/13, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 8/4, 1/1, 1/2, 10, 11/2, 12/1, 13, 14, 2/1, 2/2, 23/2, 3/1, 3/2, 4/2, 5/1, 6 and 9, except the Survey Nos.8/1, 8/2 and 8/3, as per the law. As far as the Survey Nos. 8/1, 8/2 and 8/3 are concerned, the petitioners are directed to workout their remedy as per the law.

3. With this direction, this writ petition is disposed of. No costs.

09.06.2025

Internet :Yes
Index :Yes/No
NCC :Yes/No
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S.SRIMATHY, J.

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