



W.P(MD)No.21003 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 01.08.2025

CORAM

THE HONOURABLE MR.JUSTICE S.SOUNTHAR

Writ Petition(MD)No.21003 of 2025

A.Adhiyan

..Petitioner

Vs

1.The District Collector,
The Collectorate Office,
Theni.

2.The Revenue Divisional Officer,
The Revenue Divisional Office,
Uthamapalayam Taluk.

3.The Tahsildar,
The Tahsildar Office,
Uthamapalayam Taluk,
Theni.

..Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue Writ of of Mandamus to direct the 3rd respondent to change the patta in the name of the petitioner for the land situated in (Old Survey no. 246-3A) New Survey No. 798/10 and 798/13 in Odaipatti village, Uthamapalayam Taluk, Theni District, based on the representation dated 11.07.2025.

For Petitioner : Ms.B.Bhuvaneshvari for
M/s Ganesan Legist Law Firm

For Respondents : Mr.A.Baskaran
Addl. Govt. Pleader



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ORDER

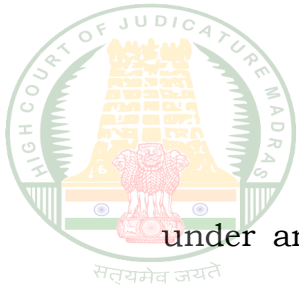
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This writ petition is filed seeking a direction to the third respondent to change the patta in favour of the petitioner in respect of the land situated in (Old Survey no. 246-3A) New Survey No. 798/10 and 798/13 in Odaipatti village, Uthamapalayam Taluk, Theni District, by considering the petitioner's representation dated 11.07.2025.

2. Heard the arguments of Ms.B.Bhuvaneshvari, learned counsel appearing for the petitioner and Mr.A.Baskaran, learned Additional Government Pleader appearing for the respondents. By consent of both sides, this Writ Petition is taken up for final disposal at the admission stage itself.

3. According to the petitioner, the subject property was purchased by him under an unregistered sale deed dated 30.01.1985 from one Ayyanan Yegali. After purchase, the petitioner had put up a residential house and was residing therein. Based on the said document and possession, the petitioner submitted the instant representation seeking patta transfer in his name.

4. It is a settled principle of law that an unregistered document does not confer any title. Therefore, the petitioner, having purchased the property



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under an unregistered document, is not entitled to seek mutation of the revenue records. If the petitioner claims to have acquired prescriptive title to the subject property by virtue of adverse possession, it is open to him to obtain a declaration to that effect from the competent civil court and thereafter approach the revenue authorities.

5. With this clarification, this writ petition stands dismissed. No costs.

01.08.2025

NCC : Yes/No
Index : Yes/No
Internet:Yes
skn

To

- 1.The District Collector,
The Collectorate Office,
Theni.
- 2.The Revenue Divisional Officer,
The Revenue Divisional Office,
Uthamapalayam Taluk.
- 3.The Tahsildar,
The Tahsildar Office,
Uthamapalayam Taluk,
Theni.



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S.SOUNTHAR, J.

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