



W.P(MD)No.26288 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

WEB COPY

DATED : 24.09.2025

CORAM

THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

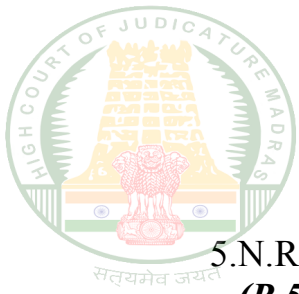
W.P(MD)No.26288 of 2025

Rishikesvara

... Petitioner

Vs.

- 1.The Deputy Inspector General
of Registration,
Appellate Authority,
Combined Registrar Office,
St.Marks Street, Sankar Colony,
Palayamkottai,
Tirunelveli District.
- 2.The District Registrar (Administration),
Registration Department,
O/o.The District Registrar,
Palayamkottai,
Tirunelveli District.
- 3.The Sub Registrar,
Sub Registrar Office,
Kovilpatti,
Thoothukudi District.
- 4.Srinivasaperumal



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5.N.Ranjitha

*(R.5 is suo motu impleaded vide
order of this Court dated 24.09.2025)*

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Mandamus, directing the respondents 1 to 3 to remove the remarks as made in the Encumbrance Certificate by the respondents with regard to Document No.3673/2021 and Document No.3674/2021 on the file of the third respondent office by considering petitioner's representation dated 24.08.2024 within a stipulated time that may be fixed by this Court.

For Petitioner : Mr.R.Karunanidhi

For Respondents : Mr.M.Senthil Ayyanar
Government Advocate
for R.1 to R.3

Mr.B.Vinoth Kumar
for R.5

ORDER

Heard the learned counsel for the writ petitioner, the learned Government Advocate appearing for the respondents 1 to 3 and the learned counsel appearing for the fifth respondent.

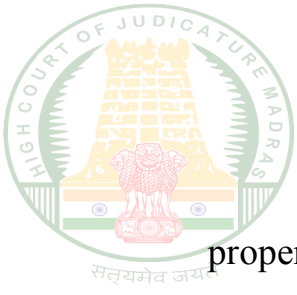


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2.The fourth respondent filed a petition under Section 77A of the Registration Act, 1908 before the second respondent herein questioning the registration of Document Nos.3673 of 2021 and 3674 of 2021. The complaint of the fourth respondent was accepted, and an order dated 11.03.2022 was passed with certain adverse remarks against the writ petitioner. The said order was subsequently upheld by the first respondent vide order dated 26.04.2023. Challenging the same, the writ petitioner's vendor filed W.P(MD)No.18782 of 2023. The writ petition was allowed on 24.09.2024 and the orders passed by the respondents 2 and 1 herein were set aside.

3.The petitioner who is the subsequent purchaser wants those adverse entries to be erased from the encumbrance register. It is well settled that entries made in the encumbrance register cannot be ordered to be deleted. However, relief can be given to the writ petitioner herein to direct the third respondent herein to register the order dated 24.09.2024 made in W.P(MD)No.18782 of 2023 in a manner so that when application is sought for EC extract in respect of the petition mentioned



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property, the order dated 24.09.2024 in W.P(MD)No.18782 of 2023 will also be duly reflected and shown.

4.This Writ Petition is allowed on these terms. No costs.

24.09.2025

NCC : Yes / No
Index : Yes / No
Internet : Yes / No
MGA

To

1.The Deputy Inspector General
of Registration,
Appellate Authority,
Combined Registrar Office,
St.Marks Street, Sankar Colony,
Palayamkottai,
Tirunelveli District.

2.The District Registrar (Administration),
Registration Department,
O/o.The District Registrar,
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Tirunelveli District.

3.The Sub Registrar,
Sub Registrar Office,
Kovilpatti,
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G.R.SWAMINATHAN, J.

MGA

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