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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 05-02-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 2198 of 2026

C. Venkatesh
S/o.Late.Chinnaiyan,
Residing at Pudhu Mamanji,
Thumbal Village, Pethanaickenpalayam Taluk,
Salem-636 114.

..Petitioner

Vs

1. The District Registrar
   District Registrars office,
   Near Mandhai Mariamman Temple,
   Ammapettai, Salem-636 001.

2. Rajendran
   S/o.Periyathambi,
   Ezhupuli Athur, Papanayakampatti Post,
   Attur Taluk, Salem-636 114.

3. Chitra, w/o.Rajendran,
   Ezhupuli Athur, Papanayakampatti Post,
   Attur Taluk, Salem-636 114.

..Respondents

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Prayer : Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of Writ of Mandamus directing the 1st respondent to consider the representation of the petitioner dated 13.06.2025 for cancelling the document No.1154/2022 in Survey No.102/2, located in Malayalapatti Village.

For Petitioner: Mrs.V. Srimathi
Mr.Avinash Wadhwani

For Respondents: Mr.U.Baranidharan, Spl. G.P. for R1

ORDER

The petitioner asserts that his late father Chinnaiyan was allotted land in Malayalapatti village in S.No.102/2 of the extent of 2 acres and 17 cents. The petitioner asserts that the legal heirs of his late father were residing in different locations and that taking advantage of the same, the property has been dealt with by one Rajendran, his wife and children. It is also stated that the second respondent executed a settlement deed in favour of his wife, Mrs.Chitra on 25.09.2017. On the basis of such settlement deed, it is stated that a mortgage was also created. After submitting a representation on 13.06.2025 seeking cancellation of document no.1154/2022, the present writ petition has been filed.

2. Learned counsel for the petitioner submits that the registering officer has registered the conveyance referred to in the affidavit without verifying whether the executant had the authority to execute such conveyance. Therefore, he seeks an inquiry.

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3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for the first respondent. He submits that the registering officer does not have the power to cancel the registered document.

4. As submitted by learned Special Government Pleader, the registering officer does not have the power to cancel the registered document. *Prima facie*, it appears to be a title dispute between the petitioner, on the one hand, and respondents 2 and 3, on the other. The appropriate course of action for the aggrieved party is to approach a jurisdictional civil court.

5. With the above observations, the writ petition stands disposed of. There will be no order as to costs.

05-02-2026

Index : Yes/No
Internet:Yes/No
Neutral Citation : Yes/No

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To

The District Registrar
District Registrars office,
Near Mandhai Mariamman Temple,
Ammapettai, Salem-636 001.

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SENTHILKUMAR RAMAMOORTHY, J.

KJ

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05-02-2026

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