



WEB COPY

REV.APPL No. 51 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-02-2026

CORAM

THE HON'BLE MR JUSTICE N. SATHISH KUMAR

AND

THE HON'BLE MR.JUSTICE R.SAKTHIVEL

REV.APPL No. 51 of 2026

and

CMP No.3228 of 2026

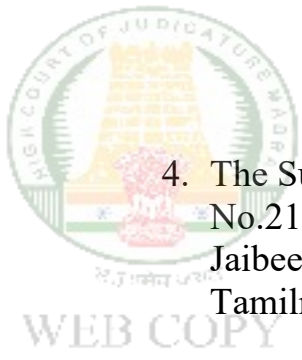
M.Gopal

S/O.Munusamy,

..Petitioner(s)

Vs

1. S.Govarthan
S/o.Late Subban,
2. S.Vijaya
W/o.Late Subban,
3. The Inspector General of Registration
No.100, Santhome High Road,
Mullima Nagar,
Mandhavelipakkam,
Raja Annamalaipuram,
Chennai - 600 028.



4. The Sub Registrar
No.21, Grand Southern Truck Road,
Jaibeemnagar, Guduvancheri,
Tamilnadu 603 202

..Respondent(s)

This Review Application filed under Order 47 Rule 1 r/w. 114 of CPC to review the order passed in W.A.No.2630 of 2023 dated 13.06.2024 on the file of the Honble High Court, Madras and thus render justice.

For Petitioner(s): Mr. K.Prabhakaran

For Respondent(s): Mr. M. Punnagai,
for R1 & R2
MrM.Murali,
Gov.Advocate, for R3 & R4

ORDER

(Order of the Court was made by N.Sathish Kumar J.)

The Review Application has been filed seeking review of the order passed by the Division Bench of this Court in W.A.No.2630 of 2023 dated 13.06.2024.

2. Heard the learned counsel on either side.



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3. The writ Appeal was disposed of by the Division Bench by setting aside the order of the learned Single Judge, who had dismissed the writ petition challenging the unilateral cancellation of the deed dated 27.10.1995 and seeking removal of the encumbrance.

4. The Division Bench, taking note of the law laid down by the Full Bench of this Court in *Latif Estate Line India Ltd., /vs. Hadeeja Ammal and others* reported in *2011(2) CTC 1*, set aside the finding of the learned Single Judge and disposed of the writ petition accordingly.

5. The present review application has been filed to review the said judgment of the Division Bench.

6. It is well settled that once a sale is completed and the title is conveyed by a registered sale deed, the same cannot be cancelled unilaterally. In the light of the settled legal position, this Court does not find any error apparent on the face of the record warranting review of the judgment.



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7. Accordingly, the Review Application is dismissed. It is open to the petitioner to work out his remedy before the competent Civil Court. No order as to costs.

(N.S.K.,J.) (R.S.V.,J.)

06-02-2026

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Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

MRP

To

1. The Inspector General of Registration
No.100, Santhome High Road,
Mullima Nagar,
Mandhavelipakkam,
Raja Annamalaipuram,
Chennai - 600 028.
2. The Sub Registrar
No.21, Grand Southern Truck Road,
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N.SATHISH KUMAR, J.

AND

R.SAKTHIVEL, J.

MRP

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