



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 06-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 12077 of 2026

T.Rajasekaran

..Petitioner(s)

Vs

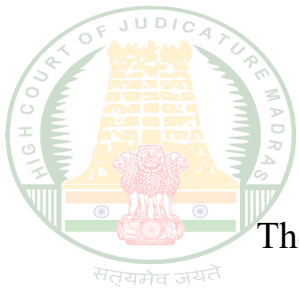
1. The Inspector General Of Registration
Inspector General Registration Office
No.100 Santhome High Road
Chennai 600028.
2. The District Registrar
District Registrar Office
Nandanam, South Chennai
Chennai 600035.
3. The Sub Registrar
Sub-Registrar Office
Velachery, Chennai 600042.
4. Mrs.Malar Rathi
5. Ashok Kumar
6. Jana Small Finance Bank Ltd
Rep. by its Branch Manager
Selaipur Tambaram
Chengalpet District 600073.

..Respondent(s)

Writ petition is filed under Article 226 of the Constitution of India seeking for issuance of a writ of mandamus to direct the respondents 1 - 3 to consider the petitioner's representation dated 10.03.2026 and consequently direct the respondents 1 - 3 to cancel the sale deed of the 4th respondent dated 07.11.2024 which is registered with the 3rd respondent in Doc.No.7190/2024.

For Petitioner(s): Mr.R.Sivaraman

For Respondent(s): Mr.P.Harish, GA (R1 to R3)

**ORDER**

The petitioner seeks for cancellation of the sale deed standing in the name of the fourth respondent dated 07.11.2024.

2. The law is now well settled that the Registration Department does not have the power to cancel the registered document. To prove that the sale deed dated 07.11.2024 bearing Document No.7190/2024 has been fraudulently obtained, oral and documentary evidence is required. Only a competent Civil Court can adjudicate the prayer for cancellation of the sale deed dated 07.11.2024 standing in the name of the fourth respondent. Therefore, this Court is of the considered view that the prayer sought for in this writ petition cannot be entertained by this Court under Article 226 of the Constitution of India. The only remedy available to the petitioner to cancel the sale deed standing in the name of the fourth respondent is to approach the competent Civil Court.

3. In view of the above, this writ petition is disposed of by granting liberty to the petitioner to approach the competent Civil Court for cancellation of the sale deed dated 07.11.2024 registered as Document No.7190/2024 standing in the name of the fourth respondent. No Costs. W.M.P.No.13174 of 2026 is closed.

06-04-2026

Neutral Citation: Yes/No
RKM



To
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ABDUL QUDDHOSE, J.

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