



WEB COPY

WP No. 12095 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 01-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

WP No. 12095 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
Tambaram
Chennai 600045.
3. The Sub Registrar
Sub-Registrar Office
Pammal, Chennai 600075.
4. Mrs.Malar Rathi
5. Ashok Kumar

..Respondent(s)

Directing the respondents 1-3 to consider the representation dated 10.03.2026 and consequently direct the respondent 1-3 to cancel the sale deed of the 4th respondent dated 05.05.2025 which is registered with the 3rd respondent in Doc.No. 4116/2025.

For Petitioner(s):

Mr.R.Sivaraman

For Respondent(s):

Mr.U.Baranidharan,SGP



Order

The petitioner seeks for cancellation of the sale deed dated 05.05.2025 by the Registration Department.

2.The petitioner claims that the sale deed dated 05.05.2025 has been obtained by the 4th respondent fraudulently.

3.It is now settled that the Registration Department does not have power to adjudicate the request for cancellation of a sale deed, whenever such a request requires consideration of oral and documentary evidence.

4.In the case on hand, the petitioner contends that the fourth respondent had obtained the sale deed dated 05.05.2025 fraudulently. The contentions of the petitioner as raised in this writ petition require oral and documentary evidence, which can be adjudicated only by the Civil Court and not by the Registration Department. Unless and until there is a statutory right available to the petitioner, this Court cannot issue any Mandamus.

5.Mr.U.Baranidharan, learned Special Government Pleader accepts notice on behalf of respondents 1 to 3.



6. For the foregoing reasons, this writ petition is disposed of, since the relief sought for by the petitioner cannot be granted through this writ petition.

However, liberty is granted to the petitioner to approach the Civil Court for cancellation of the sale deed dated 05.05.2025 standing in the name of the fourth respondent. No costs.

01-04-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

VGA

To

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Inspector General Registration Office
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ABDUL QUDDHOSE J.

VGA

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