



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08-06-2026

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

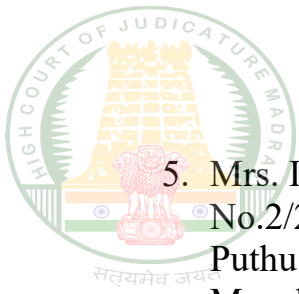
WP No. 18018 of 2026

1. Mr.D.Ravi,
S/o. T. Dilli Naicker
2/351, Main Road,
Thirupanthiyur,
Thiruvallur 602 108.
2. Punithavalli,
W/o. D. Ravi,
2/351, Main Road,
Thirupanthiyur,
Thiruvallur -602 108.

..Petitioner(s)

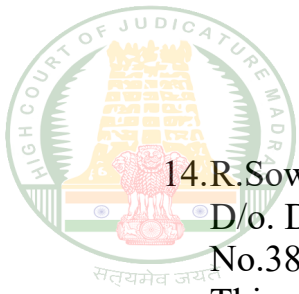
Vs

1. The Inspector General of Registration,
100, Santhome High Road,
Mullima Nagar, Mandavelipakkam,
Raja Annamalai Puram,
Chennai -600028.
2. The District Registrar,
Chengalpattu,
Chengalpattu District.
3. The Sub Registrar,
Avadi -600 054
4. K. Jayaraman,
No.1/193, Perumal Kovil Street,
Kovintharajapuram,
Palavedu Madura,
Chennai-600 055.



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5. Mrs. Indhirani,
No.2/263 Anandarkuppam,
Puthu Nagar,
Manalai, Chennai-600 103.
6. Mr. Shanthi,
S/o. 57, Vellerithangal Vilalge,
Koppur Post, Thiruvallur 602 025.
7. Baby,
No. 210, Puliampakkam Railway Gate,
Walajapath, Kancheepuram 631 605.
8. Mr.D. Ragupathy
S/o T.Dilli
No. 386, Thiruppanthiyur PO,
Thiruvallur - 602 108.
9. D. Elakkiya
w/o. Deepak,
No.56, 11th Street, Bharathi Nagar,
Muthaputhupet,
Avadi, Chennai-600 055.
- 10.Piramal Capital and Housing Finance Limited
Warrden House,
2nd Floor, Sir, P.M. Road Fort,
Mubai, 400 001.
- 11.LIC Housing Finance Limited,
Harrington Chambers,
No. 30/1A, Block - C,
Abdul Razack, 1st street,
Saidapet, Chennai 600 015.
- 12.PNB Housing Finance Limited
No.147 Sudharshan Buildings 3rd Floor,
Whites Road, Chennai-600 014.
- 13.Mrs. R. Kalyani
W/o. S.M. Chandramohan,
No. 17, A-Block, G-10, Parcen City,
Cholapuram Road, Chennai - 600 053.



14.R.Sowmiya
D/o. D. Ragupathy,
No.386, Main Road,
Thirupanthiyur Village,
Tiruvallur - 602 108.

..Respondent(s)

Prayer: Writ Petition filed under Article 226 of the Constitution of India seeking issuance of writ of mandamus, directing the respondents 1 to 3 to cancel the Deeds in Doc.No.17435/2022 dated 29.10.2022, Doc.No.18623/2022 dated 18.11.2022, Doc. No. 20509/2022 dated 21.12.2022, Doc. No.20514 dated 21.12.2022 and Doc. No.493/2023 dated 13.01.2023 at SRO Avadi as null and void, by considering the Petitioners' representation dated 14.03.2026 on merits within stipulated time fixed by this Honble Court and pass

For Petitioner(s): Mr.A.S. Bhuvaneswaran

For Respondent(s): Mr.Roshan Atiq M.
Government Counsel for R1 to R3

ORDER

This Writ Petition has been filed seeking issuance of writ of mandamus, directing the respondents 1 to 3 to cancel the Deeds in Doc.No.17435/2022 dated 29.10.2022, Doc.No.18623/2022 dated 18.11.2022, Doc. No. 20509/2022 dated 21.12.2022, Doc. No.20514 dated 21.12.2022 and Doc. No.493/2023 dated 13.01.2023 at SRO Avadi as null and void, by considering the Petitioners' representation dated 14.03.2026



2. When the matter is taken up for hearing, the learned Government Counsel appearing for the respondents 1 to 3 would submit that in view of the striking off provisions under Sections 77-A and 68(2) of the Registration Act, 1908, the respondents have no power to cancel the documents, which was already registered therefore, the right course available to the petitioner is to approach the civil Court.

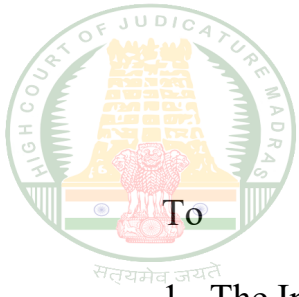
3. The learned counsel appearing for the petitioner would submit that this Court may grant liberty to the petitioners to approach the civil Court to avail the remedy.

4. As rightly stated by the learned counsel for the respondents, the respondents cannot cancel the documents already registered in view of the striking off Sections 77-A and 68(2) of the Registration Act, 1908. Such being the case, this Writ Petition is dismissed, granting liberty to the petitioners to approach the civil Court. No costs.

08-06-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

KKN



To

1. The Inspector General of Registration,
100, Santhome High Road,
Mullima Nagar, Mandavelipakkam,
Raja Annamalai Puram,
Chennai -600028.
2. The District Registrar,
Chengalpattu,
Chengalpattu District.
3. The Sub Registrar,
Avadi -600 054.



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KRISHNAN RAMASAMY, J.

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