



IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 02-06-2026**

CORAM

WEB COPY

**THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY**

**WP No. 17700 of 2026**

1. M.Ravi

2. Punithavalli

..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. Mr.K.Jayaraman

5. Mrs.Indhirani

6. Shanthi

7. Baby

8. D. Ragupathy

9. V. Purushothaman

10.P. Thilagavathi

11.M. Sonaramgujar

12.Mr.N.R.Nagaraj

13.Mulaviyammal

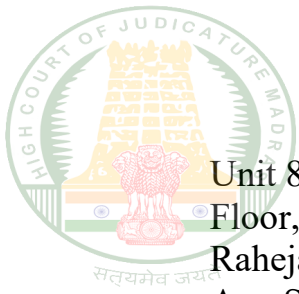
14.Vijayalakshmi

15.M.V. Thirumoorthy (Minor)

16.G. Prakash

17.K. Sri Devi

18.Bajaj Housing Finance Limited,  
Rep by its Authorised Signatory



Unit 804, 805, 806 Delta Wing 8th  
Floor,  
Raheja Towers 177,  
Ann Salai, Chenani 600002.

WEB COPY

..Respondent(s)

Prayer: This writ petition is filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus directing the respondents 1 to 3 to cancel the any Deeds in nature in Doc.No.9047/2019 dated 25.06.2019, Doc.No.11867/2019 dated 19.08.2019, Doc.No.11868/2019 dated 19.08.2019, Doc.No.11869/2019 dated 19.08.2019 and Doc.No.14458/2019 dated 11.10.2019 at SRO Avadi, by considering our representation dated 14.03.2026.

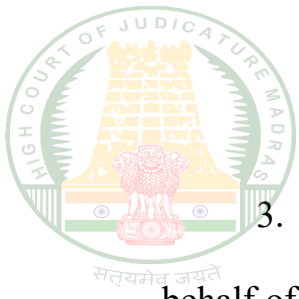
For Petitioner(s): Mr.A.S.Bhuvaneswaran

For Respondent(s): Mr.M.Roshan Atiq,  
Government's Counsel for R1 to 3

### **ORDER**

This writ petition is filed to direct the respondents to consider the petitioners' representation dated 14.03.2026.

2. Learned counsel for the petitioners would submit that the petitioners have made a representation dated 14.03.2026 before the respondents 1 to 3 to cancel the sale deeds in Doc.No.9047/2019 dated 25.06.2019, Doc.No.11867/2019 dated 19.08.2019, Doc.No.11868/2019 dated 19.08.2019, Doc.No.11869/2019 dated 19.08.2019 and Doc.No.14458/2019 dated 11.10.2019 at SRO Avadi as null and void. However, till date, the said representation was not considered. Hence, this writ petition.



3. Mr.M.Roshan Atiq, learned Government's Counsel accepts notice on behalf of respondents 1 to 3 and submitted that the official respondents have no power to cancel the sale deeds, as the Hon'ble Division Bench of this Court in the case of *M.Kathirvel Vs., Inspector General of Registration, Department of Registration and Others, reported in 2024 SCC Online Mad 6154* has struck down Sections 77A and 68(2) of the Registration Act. Hence, the right course available to the petitioners is to file a civil suit before the appropriate forum.

4. Heard the learned counsel on either side and perused the materials available on record.

5. Recording the submission made by the learned Government's Counsel appearing for the respondents 1 to 3, this writ petition is dismissed with liberty to file a civil suit before the Civil Court in the manner known to law. No costs.

**02-06-2026**

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

VM



WEB COPY

WP No. 17700 of 2



**KRISHNAN RAMASAMY, J.**

**VM**

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.
4. Bajaj Housing Finance Limited,  
Rep by its Authorised Signatory  
unit 804, 805, 806 Delta Wing 8th  
Floor,  
Raheja Towers 177  
Ann Salai, Chenani 600002.

**WP No. 17700 of 2026**

**02-06-2026**