



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 02-06-2026

CORAM

WEB COPY

THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 17693 of 2026

1. 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. Narayanan

10.V. Purushothaman

11.P. Thilagavathy

12.B. Prabhu

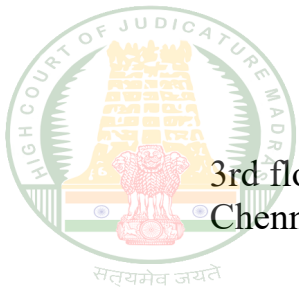
13.Pankaj Kumar

14.Mrs. G. Kavitha

15.Ilakiya.D

16.Mrs.R.Kalyani

17.PNB Housing Finance Limited,
No. 14, Sudershan building,



3rd floor, Whites Road,
Chennai 600 014.

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..Respondent(s)

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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 Deeds in Doc.No.7469/2018 Dated 04.07.2018, Doc.No.8137/2018 Dated 16.07.2018, Doc.No.8443/2018 Dated 20.07.2018, Doc.No.8518/2018 Dated 23.07.2018 and Doc.No.8550/2018 Dated 24.07.2018 at SRO Avadi as null and void, by considering the Petitioners' representation dated 14.03.2026.

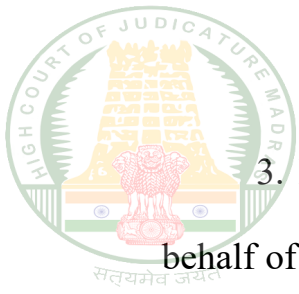
For Petitioner(s): Mr.A.S. Bhuvaneswaran

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.7469/2018 Dated 04.07.2018, Doc.No.8137/2018 Dated 16.07.2018, Doc.No.8443/2018 Dated 20.07.2018, Doc.No.8518/2018 Dated 23.07.2018 and Doc.No.8550/2018 Dated 24.07.2018 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

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KRISHNAN RAMASAMY, J.

VM

To:

1. The Inspector General of Registration,
100, Santhome High Road,
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Raja Annamalai Puram,
Chennai 600028.
2. The District Registrar,
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Chengalpattu District.
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