



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08-06-2026

CORAM

WEB COPY

THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 18024 of 2026

1. 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

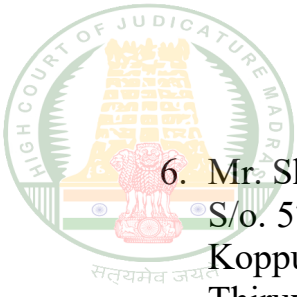
1. The Inspector General of Registration
100, Santhome High Road,
Mullima Nagar, Mandavelipakkam,
Raja Annamalai Puram,
Chennai -600028.

2. The District Registrar,
Chengalpattu,
Chengalpattu District

3. The Sub Registrar,
Avadi -600 054.

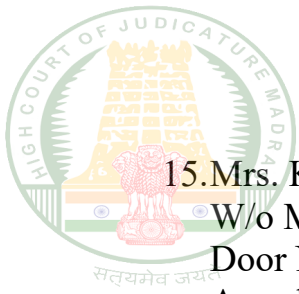
4. K. Jayaraman,
No. 1/193 Perumal Kovil Street,
Kovintharajapuram, Palavedu Madura,
Chennai 600 055.

5. Mrs. Indhirani
No.2/263 Anandarkuppam,
Puthu Nagar,
Manalai, Chennai-600 103.



WEB COPY

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. Mrs. A. Sathyavadhi,
W/o Mr. S. Rajesh,
Plot No.38, Door No.264/1,
Bharath Avenue, Mittanamalli,
Avadi, Chennai - 600 055.
- 10.State Bank of India,
Retail Assets Central Processing Centre
(RACPC),
Iyyappanthangal, Chennai - 600 056.
- 11.Mr.M.Sonaramgujar
S/o. Mangi Lalji
No.14, Harikrishna Naidu Street,
Ambattur, Chennai 600 053.
- 12.Mr.G.Saravanan
S/o. R. Gurumoorthy
No.42, Perumal Nagar,
Kaarani Village, Kooduvalli Post,
I.A.F. way, Chennai - 600 055.
- 13.State Bank of India
RACPC, Tiruvallur - 602 001.
- 14.Mr. K. Srinivasan,
S/o Mr. Kesavan,
Door No. 17, 2nd street,
Arundhadhipuram, Chennai- 600 054.



15. Mrs. K.s. Pushpavalli,
W/o Mr. K. Srinivasan,
Door No. 17, 2nd street,
Arundhadhipuram,
Chennai- 600 054.

16. State Bank of India,
Retail Assets Central Processing Centre,
Iyyappanthangal, Chennai 600 056.

17. Mr. S. Udayakumar
S/o. Sadasivam
Flat No. 1B, Jayden Apartment,
Plot No. 3, 1st Left Street,
Manikandapuram, Thirumullaivoyal,
Chennai- 600 062.

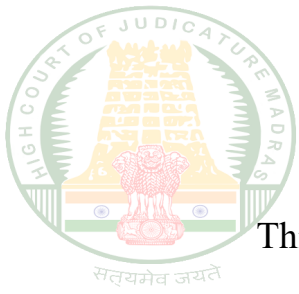
18. Mrs. S. Soniya
W/o. Udayakumar
Flat No. 1B, Jayden Apartment,
Plot No. 3, 1st Left Street,
Manikandapuram, Thirumullaivoyal,
Chennai- 600 062.

..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. 6360/2021 document 16.04.2021, Doc. No. 8607/2021 document 28.06.2021, Doc. No. 8709/2021 document 29.06.2021, Doc. No. 10262/2021 document 22.07.2021 and Doc. No. 10743/2021 document 23.07.2021 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.

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

For Respondent(s): Mr. Dominic S. David
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. 6360/2021 document 16.04.2021, Doc. No. 8607/2021 document 28.06.2021, Doc. No. 8709/2021 document 29.06.2021, Doc. No. 10262/2021 document 22.07.2021 and Doc. No. 10743/2021 document 23.07.2021 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.

WEB COPY

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.



WEB COPY

WP No. 18024 of 2



KRISHNAN RAMASAMY, J.

KKN

WP No. 18024 of 2026

08-06-2026