



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 02-06-2026

CORAM

WEB COPY

THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 17738 of 2026

1. D. 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. K.Jayaraman

5. Mrs.Indhirani

6. Shanthi

7. Baby

8. D.Ragupathy

9. Mr.V.Narayanan

10.Mr.M.Vaiyapuri

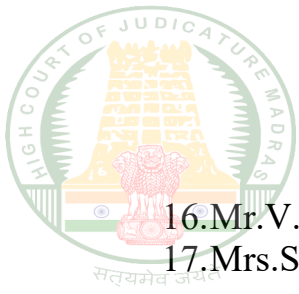
11.Mr.K.Srinivasan

12.Mrs.K.S.Pushpavalli

13.Mr.K.Srinivasan

14.Mrs.K.S.Pushpavalli

15.State Bank of India,
Retail Assets Central Processing Centre
(RACPC),
Iyyappanthangal,
Chennai 600 056.



16.Mr.V.Natarajan

17.Mrs.S.Kalpna

WEB COPY

18.L.I.C.Housing Finance Ltd.,
Harrington Chambers,
No. 30/1A, Block - C,
Abdul Razack 1st Street,
Saidapet,
Chennai 600 015.

19.PNB Housing Finance Limited,
No. 14, Sudershan Building,
3rd floor, Whites Road,
Chennai 600 014.

20.Mr.V.Purushothaman

21.P.Thilagavathi

..Respondent(s)

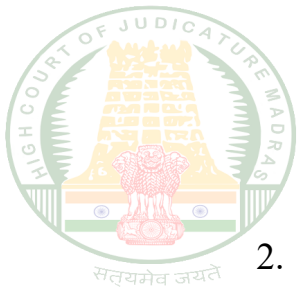
Prayer: This writ petition is filed under Article 226 of Constitution of India, praying to issue a Writ of Mandamus directing the respondents 1 to 3 to cancel the Deeds in Doc.No.14910/2018 dated 12.12.2018, Doc.No.1733/2019 dated 13.02.2019, Doc.No.4557/2019 dated 29.03.2019, Doc.No.4558/2019 dated 29.03.2019 and Doc.No.8307/2019 dated 12.06.2019 at SRO Avadi as null and void, by considering petitioners' representation dated 14.03.2026.

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

For Respondent(s): Mr.Dominic S.David,
Government's Counsel

ORDER

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



WEB COPY

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.14910/2018 dated 12.12.2018, Doc.No.1733/2019 dated 13.02.2019, Doc.No.4557/2019 dated 29.03.2019, Doc.No.4558/2019 dated 29.03.2019 and Doc.No.8307/2019 dated 12.06.2019 at SRO Avadi as null and void. However, till date, the said representation was not considered. Hence, this writ petition.

3. Mr.Dominic S.David, 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.

WEB COPY

02-06-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

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. State Bank of India,
Retail Assets Central Processing Centre
(RACPC),
Iyyappanthangal,
Chennai 600 056
5. L.I.C. Housing Finance Ltd.,
Harrington Chambers,
No. 30/1A, Block - C,
Abdul Razack 1st Street,
Saidapet,
Chennai 600 015.
6. PNB Housing Finance Limited,
No. 14, Sudershan Building,
3rd floor, Whites Road,
Chennai 600 014.



WEB COPY

WP No. 17738 of 2



KRISHNAN RAMASAMY, J.

VM

WP No. 17738 of 2026

02-06-2026