



WEB COPY

WP No. 50156 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-01-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 50156 of 2025

T.R.Umeshkumar S/o.Rameshchandhar, Residing
At No.11, Hyder Garden, 1st Street, Krishnadass
Road, Perambur Beraks, Chennai-600 012.

..Petitioner(s)

Vs

1. The Inspector General Of Registration 100,
Santhome High Rd, Mullima Nagar,
Mandavelipakkam, Raja Annamalaipuram,
Chennai-600 028.
2. The District Registrar (administration) No.10,
Kanchipuram High Road, Chengalpattu
Bazaar, Chengalpattu-603 002, Opposite St.
Joseph School.
3. The Sub Registrar, 29, South Mada Street,
Thiruporur-603 110.
4. Ravi Shankar S/o.Raja Gopal, No.10, 6th Cross
Street, Cit Colony, Chennai-600 004.
5. Mohan Muktha Exports Pvt Ltd., Rep. By
Ramesh Muktha, S/o.Mohanlal Muktha, No.4,
Mahaveer Colony, Veppery, Chennai-600 007
Also At New No.20, Old No.7/1, Waddles
Road, Kilpauk, Chennai-600 010.

..Respondent(s)

PRAYER: Writ petition is filed under Article 226 of the Constitution of India,
pleased to issue a Writ of Mandamus, to direct respondent 1 to 3 to take action



against the respondent 4 and 5 under section 82 and 83 of the registration act by considering petitioner representation dated 26.09.2025 within time fixed by this

Honourable Court

For Petitioner(s): Mr.V.Sundar Raman

For Respondent(s): Mr.U.Baranidharan,
Special Government Pleader
for R1 to R3

ORDER

After submitting representation dated 26.09.2025 seeking an inquiry under Sections 82 and 83 of the Registration Act, 1908, the present writ petition has been filed.

2. According to the petitioner, he is the absolute owner of the property at Survey No.363/1 Vadanemili, Thiruvudandhai Village, Tiruporur Taluk admeasuring about 2 acres. Upon obtaining an encumbrance certificate on 09.09.2022, it is stated that the petitioner was shocked to notice an entry therein reflecting a general power of attorney executed by the petitioner in favour of one Mr.Ravishankar. The petitioner also noticed that several conveyances were executed thereafter by using the said general power of attorney. Hence the present writ petition.



3. Learned Government Advocate accepts notice for respondents 1 to 3.

He submits that the registering officer does not have the power to initiate any action in respect of conveyances which have already been registered.

4. The petitioner raises a grievance in respect of GPA dated 17.01.1985 bearing Document no.17 of 1985 by stating that the petitioner discovered the same on 09.09.2022. The petitioner has instituted this writ petition in October 2025. Although limitation does not apply to proceedings under Article 226, laches is an important consideration. Even the explanation provided with regard to discovery on 09.09.2022 does not satisfactorily explain the institution of the writ petition in October 2025. As noticed earlier, the GPA was registered on 17.01.1985 and multiple conveyances were registered thereafter on such basis. In these facts and circumstances, the petitioner is not entitled to discretionary relief.

5. Therefore, this writ petition is dismissed without any order as to costs.

20-01-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

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SENTHILKUMAR RAMAMOORTHY, J.

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