



WEB COPY

WP No. 1844 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 03-02-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

WP No. 1844 of 2026

and WMP.No.1936 of 2026

Geetha, W/o. Rathinam,
No. 18, North Street,
Kalanagar, Villupuram 605 602.

..Petitioner

Vs

1. The District Registrar
District Registrar office.
Villupuram, Villupuram District.
2. The Sub Register
Joint 1, Sub Register office,
Villupuram, Villupuram District.
3. Shri Ram Finance limited
Rep. by its Manager K.Arumugam,
Villupuram Branch, Villupuram.

..Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India
praying for issuance of Writ of Mandamus directing the 2nd respondent to



cancellation of Mortgage Deed in Document No. 3934/2024, dated 30.12.2024
Survey No. 362/B34A1A1A1A1A1, Villupuram Joint 1, Sub Register office.

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For Petitioner: Mr. S.Deivasigamani

For Respondents: Mr.U.Baranidharan, Spl. G.P. for R1 & R2

ORDER

The petitioner seeks cancellation of mortgage deed dated 30.12.2024 bearing document no.3934/2024.

2. Learned counsel for the petitioner submits that the petitioner is a senior citizen and that her son has been suffering from mental illness for a few years. It is also stated that the mortgage was executed in relation to a business loan and that the petitioner's son is not capable of doing any business.

3. Mr.U.Baranidharan, learned Special Government Pleader, accepts notice for respondents 1 & 2. He points out that a deed of simple mortgage has been executed by the petitioner in favour of the third respondent.

4. The record reveals that deed of simple mortgage dated 30.12.2024 was executed by the petitioner in favour of the third respondent. The said mortgage has been created as security for a loan of Rs.20 lakhs. In these circumstances,



the petition seeking cancellation of the mortgage deed is completely misconceived. Unless the petitioner discharges the loan and redeems the mortgage, the relief requested for by the petitioner cannot be granted. It is, however, open to the petitioner to reach out to the third respondent in relation to the discharge of the loan on mutually acceptable terms.

5. The writ petition stands disposed of with the above observations. There will be no order as to costs. Consequently, connected miscellaneous petition is closed.

03-02-2026

Index : Yes/No

Internet: Yes/No

Neutral Citation : Yes/No

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To

1. The District Registrar
District Registrar office.
Villupuram, Villupuram District.

2. The Sub Register
Joint 1, Sub Register office,
Villupuram, Villupuram District.



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SENTHILKUMAR RAMAMOORTHY, J.

KJ

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