



W.P.(MD) No.299 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 07.01.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.299 of 2026
and W.M.P.(MD)No.299 of 2026

N.Senthil

... Petitioner

Vs

1. The Inspector General of Registration,
Office of Inspector General of Registration,
Santhom High Ways Road,
Chennai.

2. The District Registrar (Registration),
Rajakambiram, Othakadai,
Madurai District,
Madurai.

3. The Sub Registrar,
Samanatham Sub Registrar Office,
Ayanapuram,
Madurai District.

... Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the respondents not to register any document in respect of petitioner's uzhavada land situated in Survey No.21/6, 4/11A1, 4/8B, 21/2 and 4/7A in Patta No. 59 and 18 based on petitioner's representation dated 29.08.2025.



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For Petitioner : Mr.S.Balaji
For Respondents : Mr.K.S.Selvaganesan,
Addl.Govt. Pleader

ORDER

This Writ Petition is filed seeking a Mandamus as against the respondents not to register any document in respect of petitioner's Uzhavadai land situated in Survey No. 21/6, 4/11A1, 4/8B, 21/2 and 4/7A in Patta No. 59 and 18 based on the petitioner's representation dated 29.08.2025.

2. By consent, this Writ Petition is taken up for final disposal at the admission stage itself.

3. According to the petitioner, his grandfather has executed a deed of “Uzhavadi Pathiyam” to him in respect of the subject property. Based on the said document, the petitioner is in possession of the said land and also doing cultivation. With regard to the subject property, a civil suit is pending between the petitioner and the lessor, who is the



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original owner of the property. Pending the suit, the lessor is intended to sell the property. Hence, the petitioner made a representation on 29.08.2025, seeking not to register any document in respect of the subject property. Since the same was not considered till date, the petitioner has filed this Writ Petition.

4. The learned Additional Government Pleader appearing for the respondents would submit that for the same relief, earlier the petitioner has filed a Writ Petition before this Court and the same was dismissed as withdrawn. He further submits that the petitioner is a cultivating tenant and the cultivating tenants are having a limited right and they cannot prevent the owner of the land to sell the property. Therefore, the relief sought for by the petitioner cannot be granted and he can very well approach the civil Court and get appropriate relief, if at all he has any right over the property.

5. This Court finds force in the submissions made by the learned Additional Government Pleader appearing for the respondents.

6. In the present case, the petitioner is a cultivating tenant



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and by way of seeking the prayer in the Writ Petition, the petitioner is trying to restrict the rights of lessor, who is the owner of the subject property, to sell the property. Therefore, the relief sought for in this Writ Petition cannot be granted. However, since already a civil suit is pending, the petitioner can establish his right in respect of the subject property before the civil Court and obtain an order restraining the lessor from selling the properties. Therefore, I do not find any merit in this Writ Petition and the same is liable to be dismissed.

7. Accordingly, this Writ Petition is dismissed. There shall be no order as to costs. Consequently, connected miscellaneous petition is closed.

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Index : Yes/No

NCC : Yes/No



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KRISHNAN RAMASAMY, J.

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