



W.P.(MD) No.1063 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 19.01.2026

CORAM

THE HONOURABLE MR. JUSTICE KRISHNAN RAMASAMY

W.P.(MD)No.1063 of 2026

LP.V.Veerappan

... Petitioner

Vs

1.The District Registrar,
Sivagangai District,
Sivagangai.

2.The Sub Registrar,
Thiruppuvanam Sub-Registrar Office,
Thiruppuvanam,
Sivagangai District.

3.Selvi Meenakshi ... Respondents
(third respondent represented through her guardian and mother
Alagammai Chidambaram)

Prayer: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorarified Mandamus, calling for the records pertaining to the impugned Refusal Check Slip in RFL / Thiruppuvanam / 2 / 2026, dated 06.01.2026 and quash the same as arbitrary, illegal and consequently directing the second respondent to register the cancellation deed presented by the petitioner on 06.01.2026.

For Petitioner

: Mr.P.Saravanakumar



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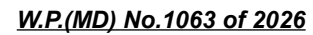
For R-1 & R-2

: Mr.M.Lingadurai,
Special Government Pleader

ORDER

This Writ Petition has been filed challenging the impugned Refusal Check Slip in RFL/Thiruppuvanam/2/2026 dated 06.01.2026 and for a consequential direction to the second respondent to register the cancellation deed presented by the petitioner on 06.01.2026.

2. The learned counsel appearing for the petitioner would submit that the petitioner executed a settlement deed in favour of the third respondent in respect of the properties mentioned therein, which was registered as Document No.119 of 2025 dated 07.01.2025 on the file of the second respondent. It is submitted that, due to certain unforeseen family circumstances, it became necessary for the petitioner to execute a fresh settlement deed in respect of different properties, and therefore, it was imperative to cancel the earlier settlement deed. It is further submitted that the cancellation of the earlier settlement deed was sought with the consent of all the parties concerned, including the third respondent and her guardian. Accordingly, a cancellation deed cancelling the settlement deed bearing Document No.119 of 2025 dated 07.01.2025 was executed and jointly presented for registration before the second



3. The learned Special Government Pleader appearing for respondent Nos.1 and 2 would submit that the third respondent is a minor and that the settlement deed dated 07.01.2025 had already taken effect, whereby the property stood vested in favour of the minor. It is submitted that since the property has been settled and rights have devolved upon the beneficiary, the same cannot be cancelled unilaterally or even by consent, particularly when the beneficiary is a minor. Any transaction in the nature of cancellation, exchange, transfer, alienation, or mortgage of the minor's property can be effected only with the prior permission of the competent Court. In the absence of such permission, the registering authority was justified in refusing to register the cancellation deed.



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4. This Court has carefully considered the submissions made on either side. Admittedly, the petitioner executed a settlement deed dated 07.01.2025 in favour of his granddaughter, the third respondent, who is a minor. Upon execution and registration of the settlement deed, the property stood vested in favour of the minor beneficiary. The petitioner now seeks to cancel the said settlement deed on the ground that he intends to exchange or substitute the settled properties with other properties. Even assuming that the intention of the petitioner is to provide alternate properties, the same cannot be done by way of cancellation of the earlier settlement deed. When the beneficiary under the settlement deed is a minor, any sale, exchange, alienation, mortgage, or transfer of the property can be effected only with the prior permission of the competent Civil Court, as mandated under law. In the absence of such permission, the petitioner is not entitled to seek registration of the cancellation deed dated 06.01.2026.

5. In view of the above, this Court does not find any illegality or infirmity in the action of the second respondent in refusing to register the cancellation deed by issuing the impugned Refusal Check Slip dated 06.01.2026.



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6. Accordingly, this Writ Petition stands dismissed. There shall be no order as to costs.

19.01.2026

Index : Yes/No

Internet: Yes/No

Neutral Citation: Yes/No

TSG

To

1.The District Registrar,
Sivagangai District,
Sivagangai.

2.The Sub Registrar,
Thiruppuvanam Sub-Registrar Office,
Thiruppuvanam,
Sivagangai District.



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KRISHNAN RAMASAMY, J.

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